

**Annex 5:**  
**Sites to be taken forward to the next stage of the  
assessment**

SITE REF	003
NAME OF SITE	CASTLE PICCADILLY
LOCATION	CITY CENTRE ZONE: CASTLE SECTOR
ADDRESS	
SITE SIZE (ha)	2.2 (0.3 HOUSING)
LOCAL PLAN DESIGNATION	MIXED USE SITE
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NUMEROUS GRADE I LISTED BUILDINGS WITHIN SITE, MORE SURROUNDING SITE
ADVERSE AFFECT ON SCHEDULED MONUMENTS	YORK CASTLE AREA IS A SCHEDULED ANCIENT MONUMENT (INC CLIFFORDS TOWER)

### Secondary Constraints

FLOOD RISK	ZONE 2 & 3a(ii)
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.3 & No.9

Does this include a Park Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	INCLUDES SHOPS, MUSEUMS, CAR PARKING & RIVER FOSS
CONSERVATION AREA	YES - CITY CORE HISTORIC
TOPOGRAPHY + LANDFORM	LARGELY FLAT, STEEP GRASSED BANK UP TO CLIFFORDS TOWER, RIVERSIDE BANKS & RIVER
VEGETATION	VEGETATION ON BANKS OF RIVER, TREES WITHIN SITE, GRASSED AREAS
HYDROLOGICAL FEATURES	RIVER FOSS
DRAINAGE INFRASTRUCTURE	SEPARATE SYSTEMS FOR DRAINAGE REQUIRED
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS TO CASTLE SIDE FROM TOWER STREET, ACCESS TO PICCADILLY SIDE FROM PICCADILLY
VIEWS + VISUAL CONNECTIVITY	A NUMBER OF SIGNIFICANT VIEWS INCLUDING TO & FROM CLIFFORDS TOWER, TO THE CASTLE PRECINCT
LANDSCAPE QUALITY/ CONDITION	OK, SCOPE TO IMPROVE
EFFECT ON ARCHAEOLOGY	WITHIN AAI, HAS PRODUCED DEPOSITS FROM ROMAN, ANGLO-SCANDINAVIAN & MEDIEVAL PERIODS
CONTAMINATION ISSUES	LOW RANKING - MAY BE PRESENT, NOT EXPECTED TO BE WIDESPREAD OR EXTENSIVE
OWNERSHIP ISSUES	A NUMBER OF DIFFERENT OWNERS INCLUDING CYC, LAND SECURITIES & OTHERS
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Fishergate Primary: Surplus places; Archbishop Holgate's School: negative - S106 contribution Needed
NOISE VIBRATION ISSUES	NO EXISTING NOISE SOURCES OF SIGNIFICANCE
AIR QUALITY MANAGEMENT ISSUES	ADJ TO AQMA

Project\_ref: 3

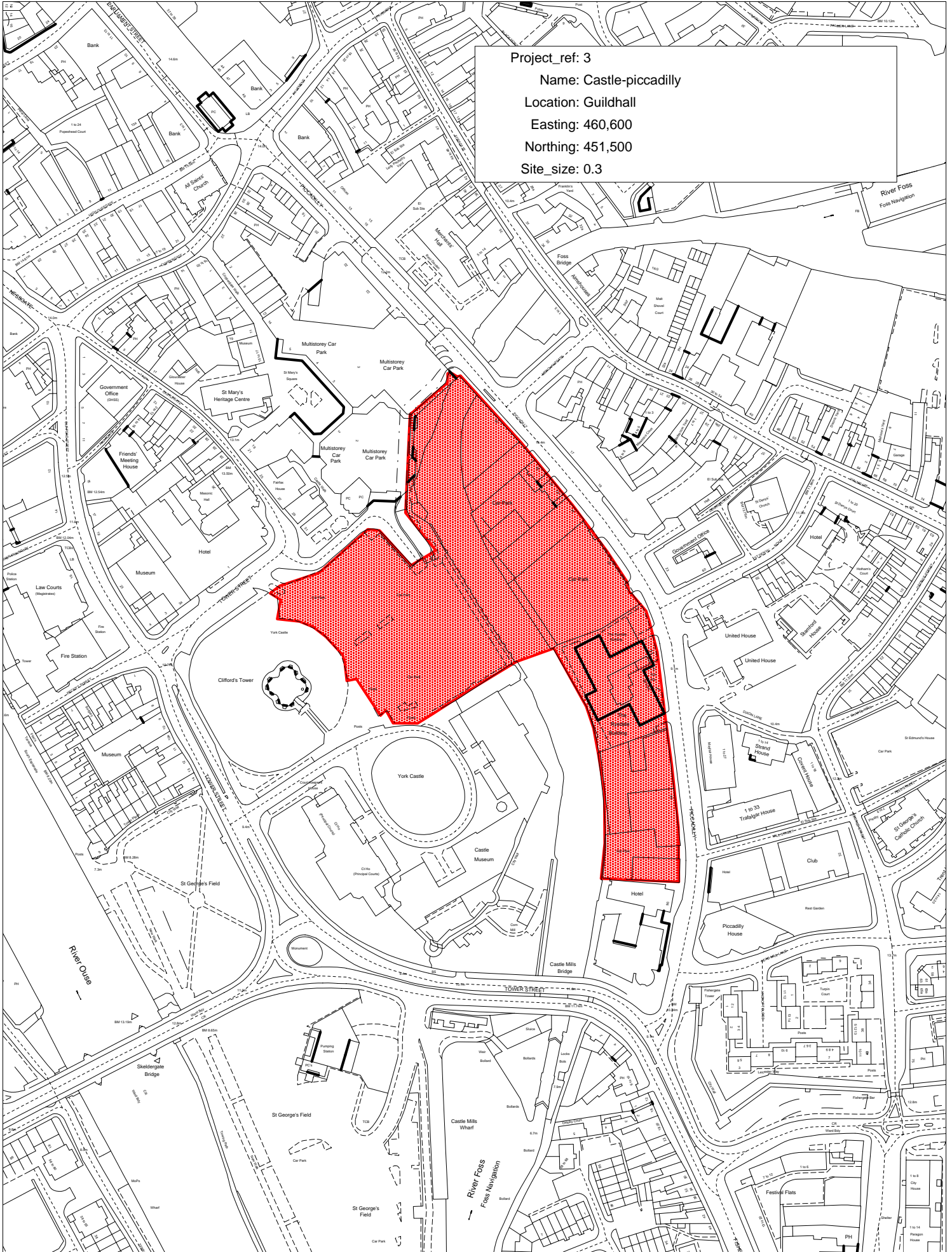
Name: Castle-piccadilly

Location: Guildhall

Easting: 460,600

Northing: 451,500

Site\_size: 0.3



SITE REF	004
NAME OF SITE	AREA NORTH OF TRINITY LANE
LOCATION	CITY CENTRE ZONE 1: MICKLEGATE, BISHOPHILL
ADDRESS	OFF MICKLEGATE
SITE SIZE (ha)	0.4
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION H1.18, AREA OF ARCHAEOLOGICAL IMPORTANCE, CONSERVATION AREA
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	ADJ & OPPOSITE MIXTURE OF GRADE 2 & 2* BUILDINGS
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: ALL HIGH FREQUENCY BUSES

Does this include a Park\_Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	MIXED USE
CONSERVATION AREA	YES - NUMBER 1: CENTRAL HISTORIC CORE
TOPOGRAPHY + LANDFORM	
VEGETATION	
HYDROLOGICAL FEATURES	
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	
VIEWS + VISUAL CONNECTIVITY	
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	AREA OF ARCHAEOLOGICAL IMPORTANCE: CITY CENTRE. MAJOR ARCHAEOLOGICAL POTENTIAL. EVALUATION & MITIGATION REQUIRED (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Scarcroft Primary: Negative - S106 contribution needed; Millthorpe Secondary: Surplus Places
NOISE_VIBRATION ISSUES	POTENTIAL NOISE IMPACT FROM COMMERCIAL USES AROUND THE SITE, INC.OPENSOURCE, EXTRACTION UNITS ETC.
AIR QUALITY MANAGEMENT ISSUES	ONLY SIGNIFICANT LEVELS OF PARKING TO BE INTRODUCED OR LOCAL TRAFFICI FLOWS INCREASE BY MORE THAN 5%.

Project\_ref: 4  
Name: Area North of Trinity Lane,  
Location: Micklegate  
Easting: 459,959  
Northing: 451,575  
Site\_size: 0.4



SITE REF	005
NAME OF SITE	PEEL ST/MARGARET ST CAR PARK
LOCATION	URBAN
ADDRESS	PICCADILLY
SITE SIZE (ha)	0.4
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION
PLANNING STATUS	APPROX HALF OF SITE HAD PERMISSION FOR CONTINUED USE AS A CAR PARK, GRANTED DEC '04

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	RO LISTED BUILDINGS - GEORGE ST, ADJ ST GEORGE'S CHURCH, GEORGE ST
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 2
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES,

Does this include a Park\_Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	CAR PARK
CONSERVATION AREA	YES - CENTRAL HISTORIC CORE
TOPOGRAPHY + LANDFORM	FLAT, INC BUILDINGS
VEGETATION	NONE
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS FROM GEORGE STREET
VIEWS + VISUAL CONNECTIVITY	TO SURROUNDING RESIDENTIAL AREA
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	AREA OF ARCHAEOLOGICAL IMPORTANCE: CITY CENTRE. MAJOR ARCHAEOLOGICAL POTENTIAL. EVALUATION & MITIGATION REQUIRED (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Fishergate Primary: Surplus places; Archbishop Holgate's School: negative - S106 contribution Needed
NOISE _VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	NO

Project\_ref: 5

Name: Peel street / margaret Street

Location: Guildhall

Easting: 460,793

Northing: 451,471

Site\_size: 0.4



SITE REF	007
NAME OF SITE	BONDING WAREHOUSE
LOCATION	
ADDRESS	
SITE SIZE (ha)	0.11
LOCAL PLAN DESIGNATION	CENTRAL CORE CONSERVATION AREA. HOUSING ALLOCATION H1.30
PLANNING STATUS	NO, HAS RECENTLY BEEN SOLD BY CYC - PLANING APP PROBABLY IMMINENT

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	GRADE II LISTED
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 3a (iii)
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES

Does this include a Park\_Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	CURRENT USE CLASS A4 (LAST KNOWN USE) BUILDING IS CURRENTLY DERELICT
CONSERVATION AREA	YES - CENTRAL HISTORIC CORE
TOPOGRAPHY + LANDFORM	ADJACENT TO BANK OF RIVER OUSE
VEGETATION	NO SIGNIFICANT VEGETATION
HYDROLOGICAL FEATURES	RIVER OUSE
DRAINAGE INFRASTRUCTURE	HIGH FLOOD RISK
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	THERE IS VEHICULAR ACCESS TO THE SITE. GIVEN THE FLOOD RISK ISSUES - ACCESS TO ALLOW OCCUPANTS TO EXIT AT HIGHER LEVELS MAY BE
VIEWS + VISUAL CONNECTIVITY	PROMINENT SITE VIEWED FROM SKELDERGATE BRIDGE AND OPPOSING BANK OF RIVER FOSS
LANDSCAPE QUALITY/ CONDITION	FEW LANDSCAPE FEATURES. LISTED BUILDING ITSELF HAS BECOME DILAPIDATED
EFFECT ON ARCHAEOLOGY	WITH CITY CENTRE AREA OF ARCH IMPORANCE. MAY BE ARCHAEOLOGICAL REMAINS OF SIGNIFICANCE
CONTAMINATION ISSUES	MAY BE CONTAMINATION FROM PAST INDUSTRIAL USE E.G. FLOUR MILL, DYERS.
OWNERSHIP ISSUES	SOLD BY CYC (NEW OWNER YET TO BE CONFIRMED)
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Scarcroft Primary: Negative - S106 contribution needed; Millthorpe Secondary: Surplus Places
NOISE _VIBRATION ISSUES	MAY BE NOISE ISSUES ARISING FROM ACTIVITIES ON THE RIVER (E.G. RIVER BOAT OPERATORS)
AIR QUALITY MANAGEMENT ISSUES	SITE IS JUST OUTSIDE AQMA - NO CURRENT CONCERN OVER LOCAL LEVELS OF NITROGEN DIOXIDE



Project\_ref: 7

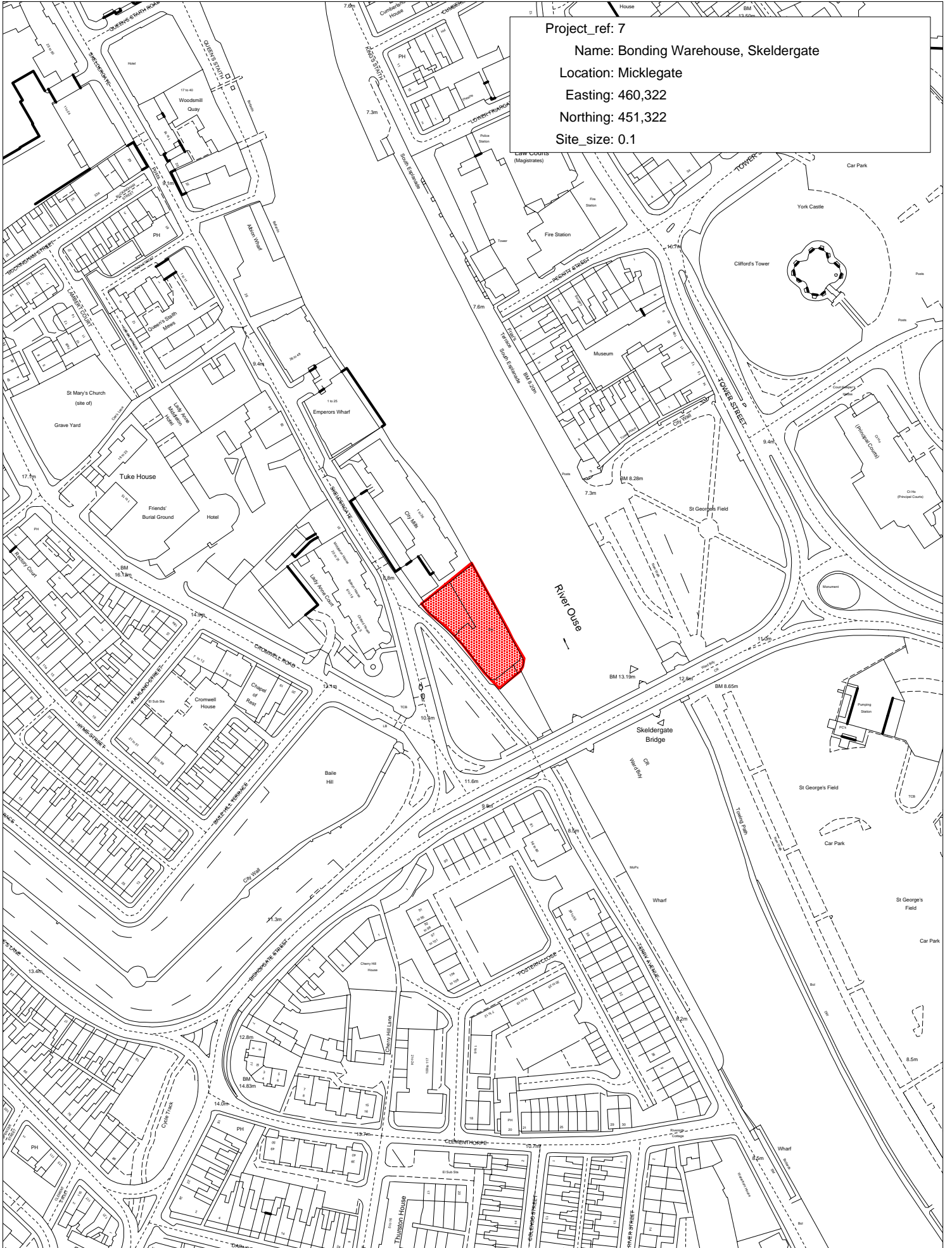
Name: Bonding Warehouse, Skeldergate

Location: Micklegate

Easting: 460,322

Northing: 451,322

Site\_size: 0.1



SITE REF	008
NAME OF SITE	BURNHOLME WORKING MENS CLUB
LOCATION	URBAN
ADDRESS	BURNHOLME DRIVE
SITE SIZE (ha)	0.4
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 2
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO: (No 11, No 13 EVERY 30 MINS)

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	LAND ASSOCIATED WITH WMC
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FAIRLY FLAT
VEGETATION	MATURE TREES TO WESTERN BOUNDARY ALONG BURNHOLME DRIVE. GRASS & SHRUBS TO LARGE PART
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS OFF BURNHOLME DRIVE AND TO REAR OF WMC
VIEWS + VISUAL CONNECTIVITY	VIEWS TO ADJACENT RESIDENTIAL ESTATE AND WMC
LANDSCAPE QUALITY/ CONDITION	GOOD - MAINTAINED
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION REQUIRED PRE DETERMINATION (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Hempland Primary: Surplus places Burnholme Community College: Surplus places
NOISE VIBRATION ISSUES	
AIR QUALITY MANAGEMENT I	

Project\_ref: 8

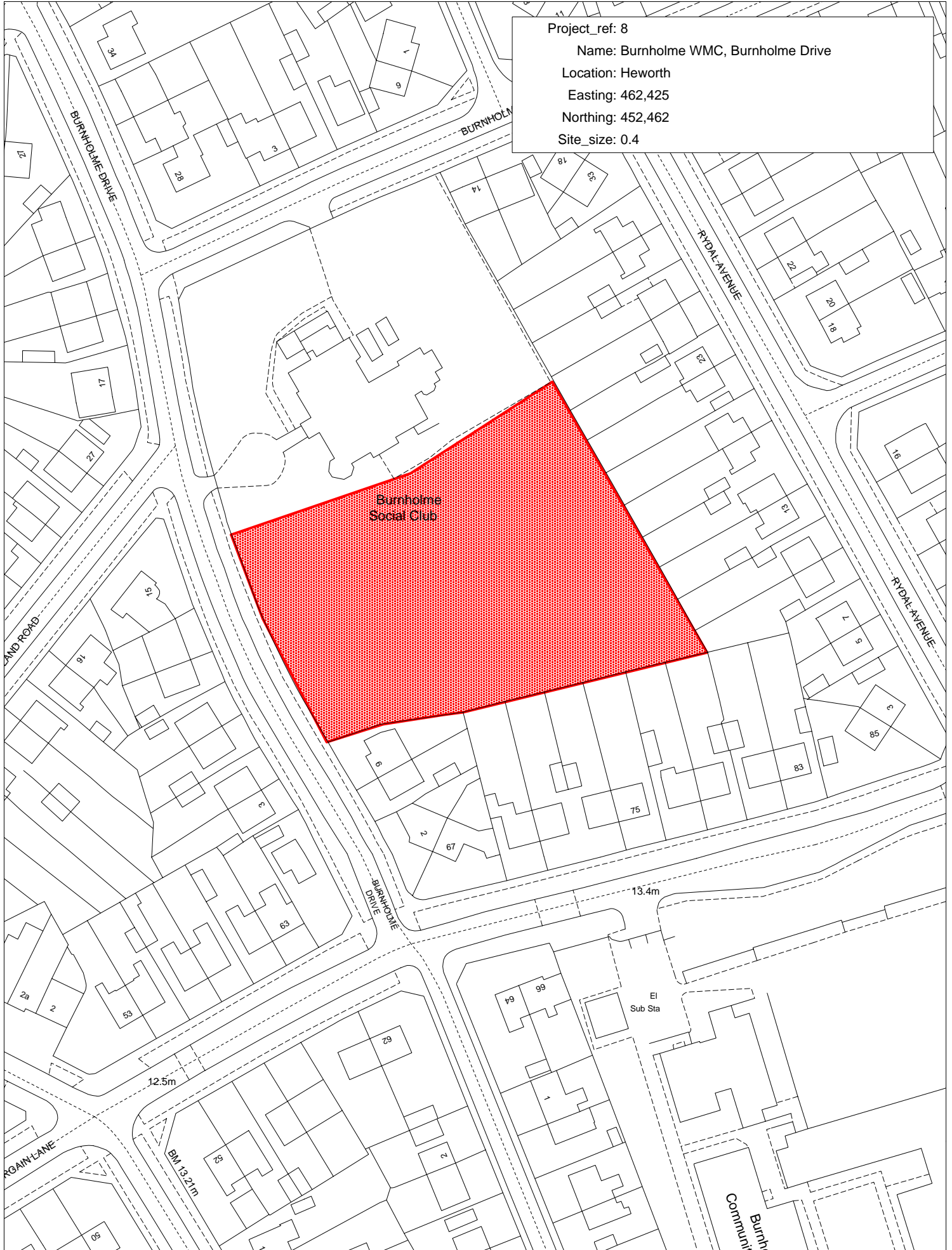
Name: Burnholme WMC, Burnholme Drive

Location: Heworth

Easting: 462,425

Northing: 452,462

Site\_size: 0.4



SITE REF	009
NAME OF SITE	ROSEDALE BUILDING
LOCATION	
ADDRESS	CLIFTON PARK, OFF SHIPTON ROAD
SITE SIZE (ha)	0.7
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION / GREEN BELT / MAJOR DEVELOPED SITE IN GREEN BELT
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO - CLOSE PROXIMITY TO CLIFTON INGS/RAWCLIFFE MEADOWS, NON STATUTORY NATURE CONSERVATION
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 2 (adj 3a(ii))
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 800m
PHARMACY	
GROCERY STORE	Within 800m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES, Route: No.2

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	REDUNDANT FORMER HOSPITAL BUILDING VACANT
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	GRASS, TREES BORDERING SITE
HYDROLOGICAL FEATURES	NO (CLOSE TO FLOOD BASIN THOUGH)
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	
VIEWS + VISUAL CONNECTIVITY	LIMITED BY TREES
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	WATCHING BRIEF
CONTAMINATION ISSUES	RANKED MEDIUM - FORMER HOSPITAL
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Rawcliffe Infant: surplus places Canon Lee: negative - S106 contribution required
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT I	NO

Project\_ref: 9

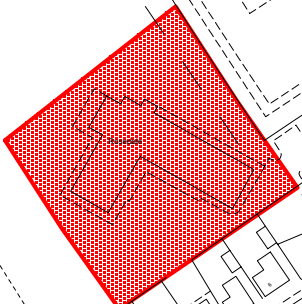
Name: Rosedale, CliftonPark

Location: Skelton., Rawcliff and Clifton Without

Easting: 458,056

Northing: 453,827

Site\_size: 0.7



SITE REF	011
NAME OF SITE	MOD LAND FULFORD
LOCATION	URBAN
ADDRESS	BROADWAY
SITE SIZE (ha)	1.8
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION
PLANNING STATUS	NO - OTHER THAN SMALL PART OF SITE (0.04HA) HAVING PERMISSION FOR CHILDRENS PLAY AREA

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO (650m of No.7 bus route)

Does this include a Park \_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	GRASSED AREA
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	GRASS, SHRUBS
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD - OFF BROADWAY
VIEWS + VISUAL CONNECTIVITY	TO ADJOINING RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	GOOD
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION REQUIRED PRE DETERMINATION (HE10)
CONTAMINATION ISSUES	RANKED HIGH - MILITARY LAND
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Fishergate Primary: surplus places Fulford Secondary: negative- S106 contribution needed.
NOISE _VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Project\_ref: 11

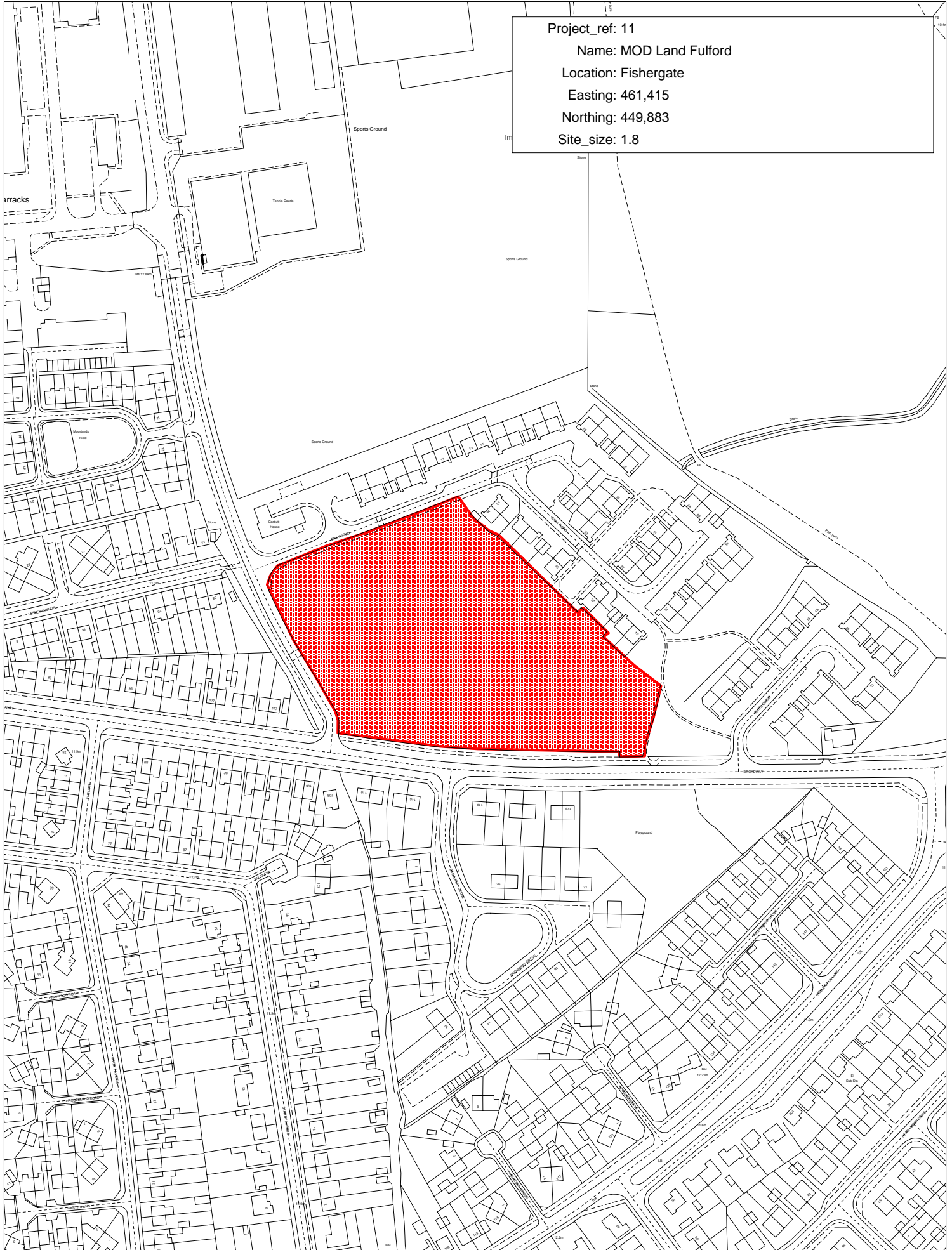
Name: MOD Land Fulford

Location: Fishergate

Easting: 461,415

Northing: 449,883

Site\_size: 1.8



SITE REF	012
NAME OF SITE	MONK BAR GARAGE
LOCATION	URBAN
ADDRESS	LORD MAYORS WALK
SITE SIZE (ha)	0.1
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSACE	NO (ADJ TO CITY WALLS OPEN SPACE)
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	RO GRADE 2 LISTED BUILDINGS ON MONKGATE
ADVERSE AFFECT ON SCHEDULED MONUMENTS	YES (HE9): ADJ CITY WALLS WHICH ARE SAMs

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres	YES, Route: MANY, inc.P&R BUS ROUTE

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	COMMERCIAL GARAGE
CONSERVATION AREA	YES - CENTRAL HISTORIC CORE
TOPOGRAPHY + LANDFORM	SLIGHTLY SLOPING
VEGETATION	NONE ON SITE - SURROUNDED BY GRASSED BANKS OF BAR WALLS
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS FROM LORD MAYORS WALK WITHIN CLOSE PROXIMITY OF BUSY MONK BAR ROAD JUNCTION
VIEWS + VISUAL CONNECTIVITY	VIEWS ALONG BAR WALLS AND OPEN SPACE ON LORD MAYORS WALK
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	AREA OF ARCHAEOLOGICAL IMPORTANCE - CITY CENTRE. MAJOR ARCHAEOLOGICAL POTENTIAL. EVALUATION & MITIGATION REQUIRED (HE10)
CONTAMINATION ISSUES	POTENTIALLY HIGH - GARAGE SITE
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Fishergate Primary: surplus places Fulford Secondary: negative- S106 contribution needed.
NOISE VIBRATION ISSUES	TRAFFIC NOISE AND EXISTING NOISE FROM COMMERCIAL PROPERTIES
AIR QUALITY MANAGEMENT I	WITHIN AQMA. ANY RESIDENTIAL DEVELOPMENT WILL REQUIRE A DESIGN WHICH MIMISES EXPOSURE.



Project\_ref: 12

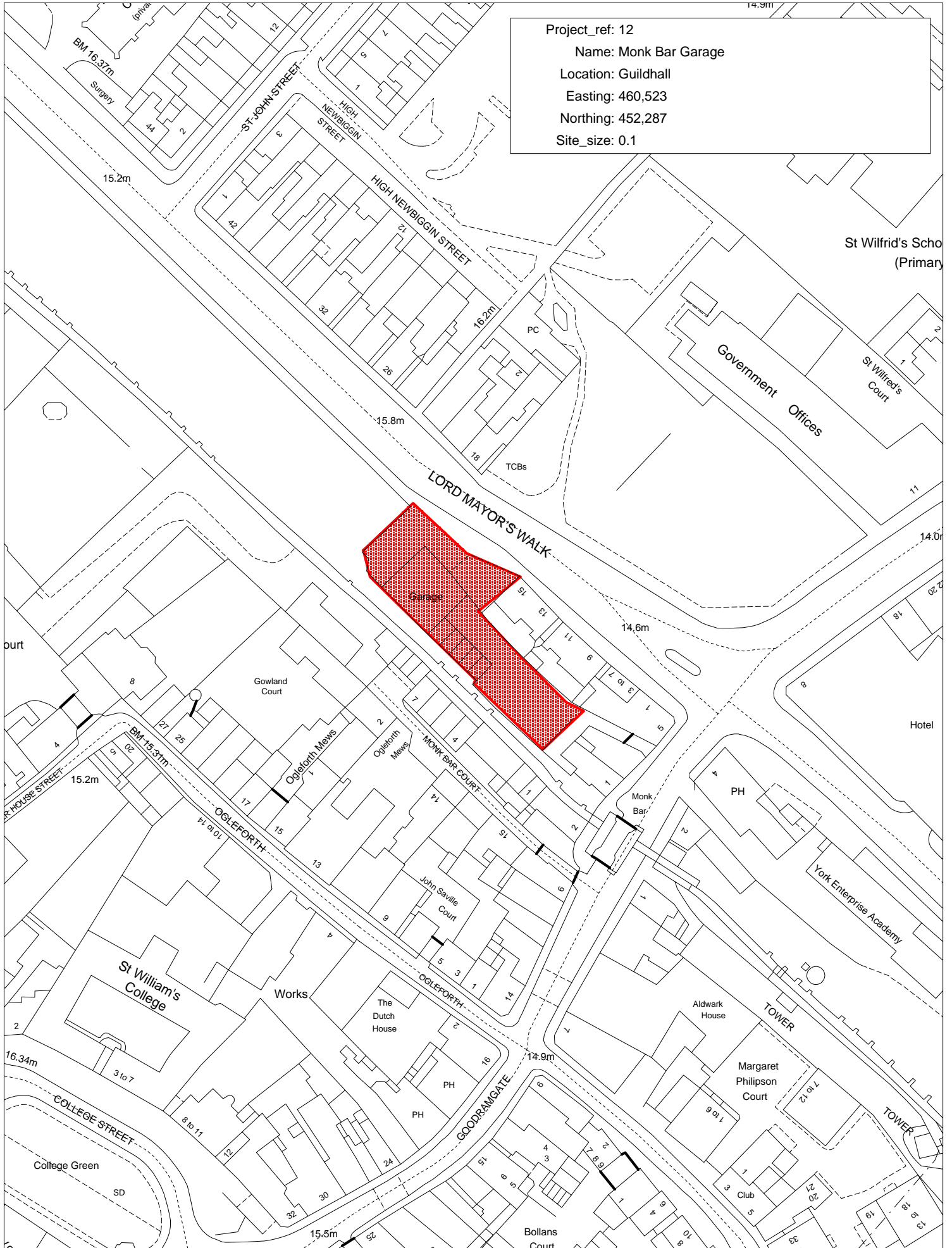
Name: Monk Bar Garage

Location: Guildhall

Easting: 460,523

Northing: 452,287

Site\_size: 0.1



SITE REF	013
NAME OF SITE	FORMER REYNARD'S GARAGE
LOCATION	URBAN
ADDRESS	PICCADILLY
SITE SIZE (ha)	0.1
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION
PLANNING STATUS	NONE RECENTLY

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	RO GRADE 2 LISTED BUILDINGS
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 2 & 3a(ii)
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES MANY, inc.P&R BUS STOPS/ROUTES

Does this include a Park Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	FORMER ENGINEERING WORKSHOP, VERY RUN DOWN, POSSIBLY STILL IN USE FOR STORAGE
CONSERVATION AREA	YES - CENTRAL HISTORIC CORE
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	NONE
HYDROLOGICAL FEATURES	NO (RIVER FOSS 50M TO NORTH OF SITE)
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS FROM PICCADILLY
VIEWS + VISUAL CONNECTIVITY	VIEWS ACROSS PICCADILLY TO RETAIL & CAR PARKING USAGE
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	AREA OF ARCHAEOLOGICAL IMPORTANCE - CITY CENTRE. SITE ALREADY EVALUATED - IMPORTANT ARCHAEOLOGY. MITIGATION REQUIRED (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Fishergate Primary: surplus places Fulford Secondary: negative- S106 contribution needed.
NOISE VIBRATION ISSUES	TRAFFIC NOISE AND EXISTING NOISE FROM COMMERCIAL PROPERTIES
AIR QUALITY MANAGEMENT ISSUES	IN AQMA AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED. BUILDING DESIGN MUST REFLECT AIR QUALITY ISSUES

Project\_ref: 13

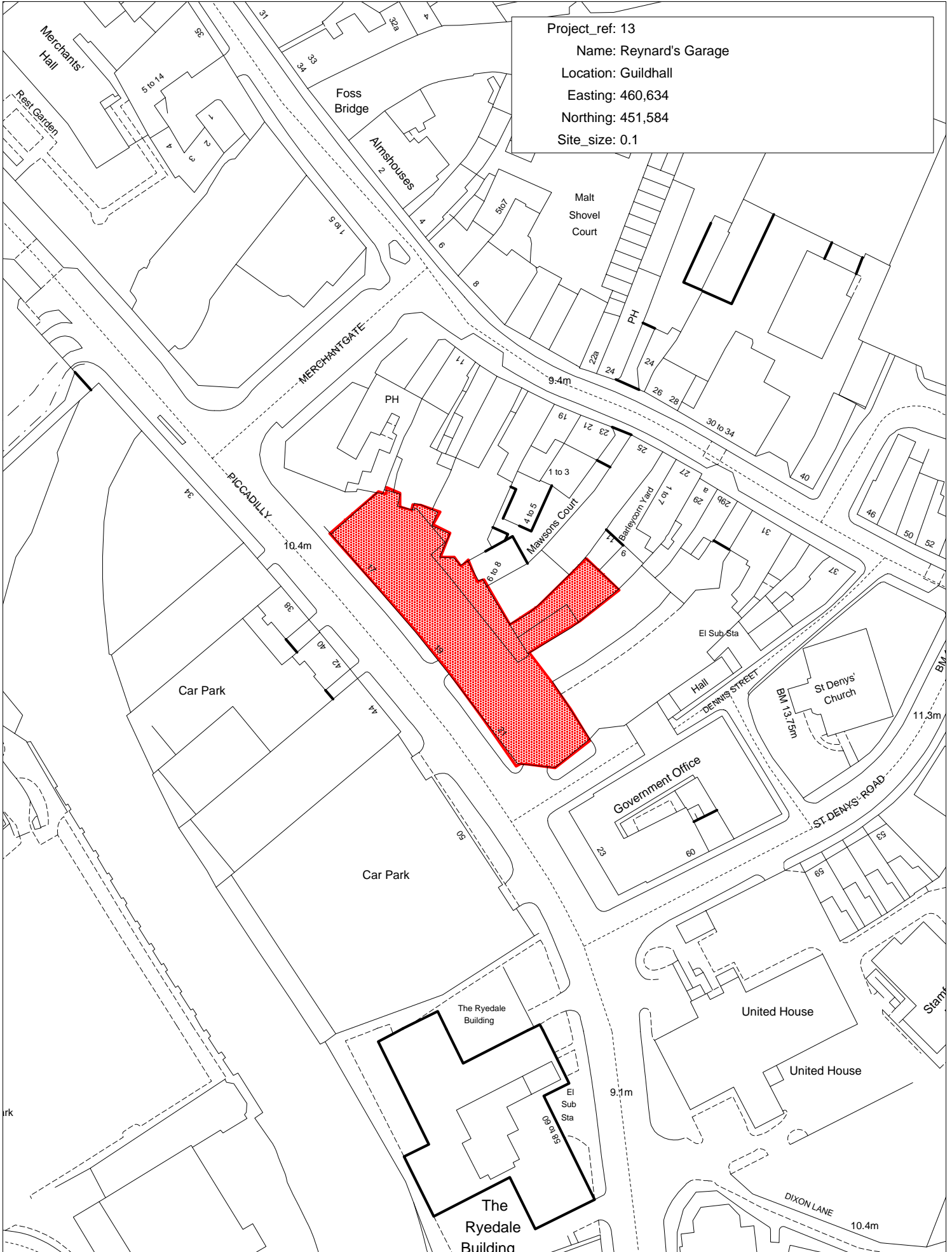
Name: Reynard's Garage

Location: Guildhall

Easting: 460,634

Northing: 451,584

Site\_size: 0.1



SITE REF	017
NAME OF SITE	15A - C HAXBY ROAD
LOCATION	URBAN
ADDRESS	
SITE SIZE (ha)	0.3
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION H1.49
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	ADJ HAXBY ROAD SCHOOL (GRADE 2)
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

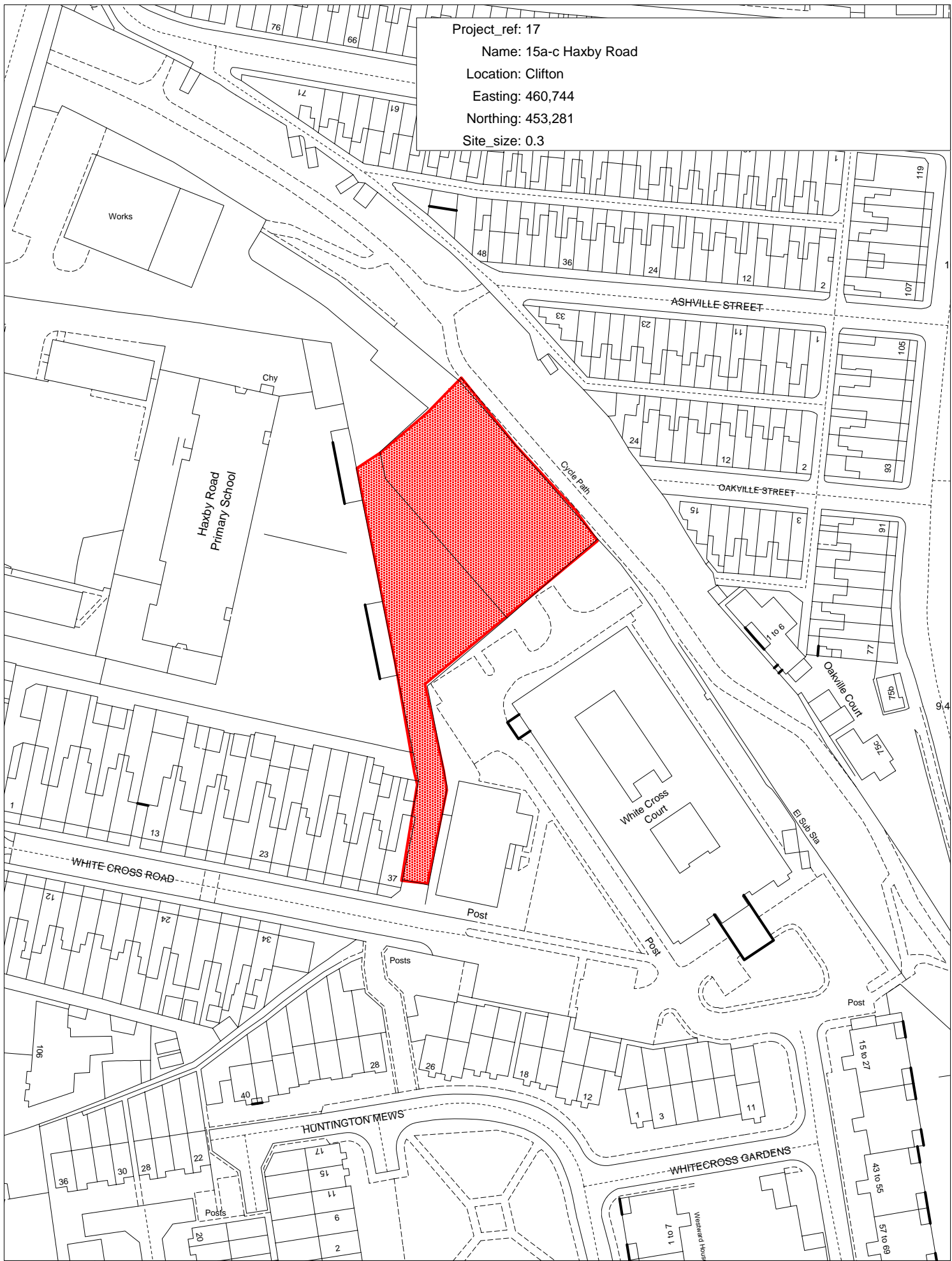
HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.1 & No.5

Does this include a Park \_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	DERELICT FACTORY BUILDINGS PARKING AND GARAGING
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT HAS DERELICT BUILDINGS ON SITE
VEGETATION	VERY LITTLE TO BOUNDARY
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	FROM WHITE CROSS ROAD
VIEWS + VISUAL CONNECTIVITY	TO NESTLE BUILDINGS, TO RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	POOR
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Haxby Road Primary School: Surplus places; Joseph Rowntree: Surplus places
NOISE _VIBRATION ISSUES	NOISE FROM SCHOOL
AIR QUALITY MANAGEMENT ISSUES	

Project\_ref: 17  
Name: 15a-c Haxby Road  
Location: Clifton  
Easting: 460,744  
Northing: 453,281  
Site\_size: 0.3



SITE REF	018
NAME OF SITE	10-18 HULL ROAD
LOCATION	URBAN
ADDRESS	
SITE SIZE (ha)	0.4
LOCAL PLAN DESIGNATION	HOUSING ALLOCATION
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	Yes Route: No.8

Does this include a Park\_Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	DAIRY PRODUCTION INCLUDING ANCILLARY BUILDINGS
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	NONE
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ON TO HULL ROAD - 70M FROM MELROSEGATE JUNCTION
VIEWS + VISUAL CONNECTIVITY	TO SURROUNDING RESIDENTIAL DEVELOPMENTS
LANDSCAPE QUALITY/ CONDITION	BUILDINGS - SOME IN DISREPAIR
EFFECT ON ARCHAEOLOGY	AREA OF ARCHAEOLOGICAL IMPORTANCE - CITY CENTRE. MAJOR ARCHAEOLOGICAL POTENTIAL. EVALUATION & MITIGATION REQUIRED (HE10)
CONTAMINATION ISSUES	TANNERY PRIOR TO DAIRY - POTENTIAL MEDIUM TO HIGH
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	St Lawrence Primary: Surplus places; Archbishop Holgate's School: negative - S106 contirbution needed
NOISE _VIBRATION ISSUES	ROAD TRAFFIC NOISE
AIR QUALITY MANAGEMENT ISSUES	AIR QUALITY IMPACT ASSESSMENT REQUIRED. DEVELOPMENT TO BE SET BACK FROM LAWRENCE ST.

Project\_ref: 18

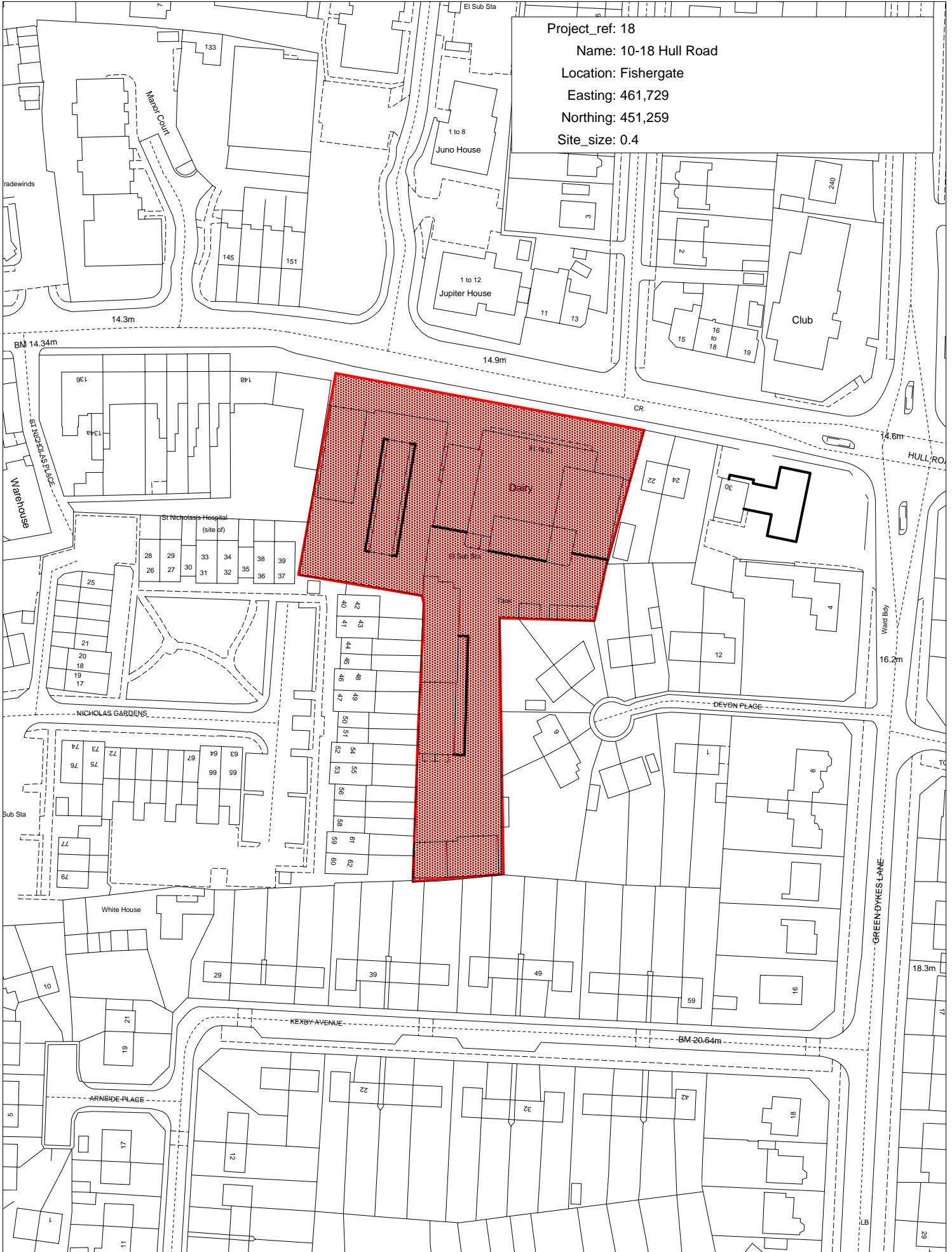
Name: 10-18 Hull Road

Location: Fishergate

Easting: 461,729

Northing: 451,259

Site\_size: 0.4



SITE REF	020a
NAME OF SITE	YORK NORTH WEST: York Central
LOCATION	URBAN
ADDRESS	
SITE SIZE (ha)	35
LOCAL PLAN DESIGNATION	YORK CENTRAL - MIXED USE SITE. AREA ACTION PLAN BEING PREPARED UNDER THE LDF
PLANNING STATUS	AREA ACTION PLAN BEING PREPARED

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	YES - REFER TO ISSUES & OPTIONS BASELINE REPORT
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	SITE FALLS IN BOTH ZONE 3Aii AND ZONE 2
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	
PRIMARY SCHOOL	
POST OFFICE	
PHARMACY	
GROCERY STORE	
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	VARIES ACROSS THE SITE

Does this include a Park\_Ride Facility /bus stop?



### Tertiary Constraints

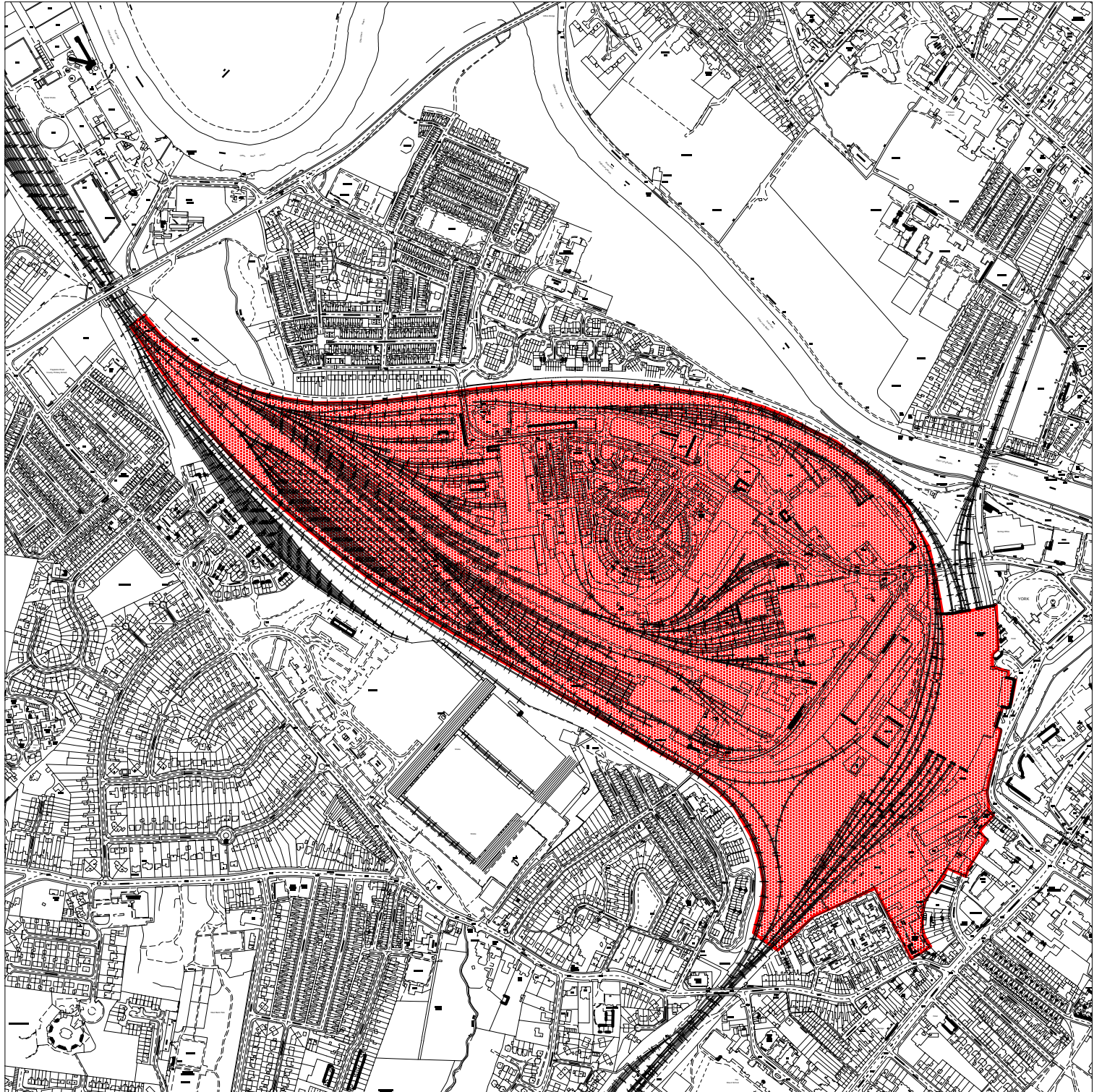
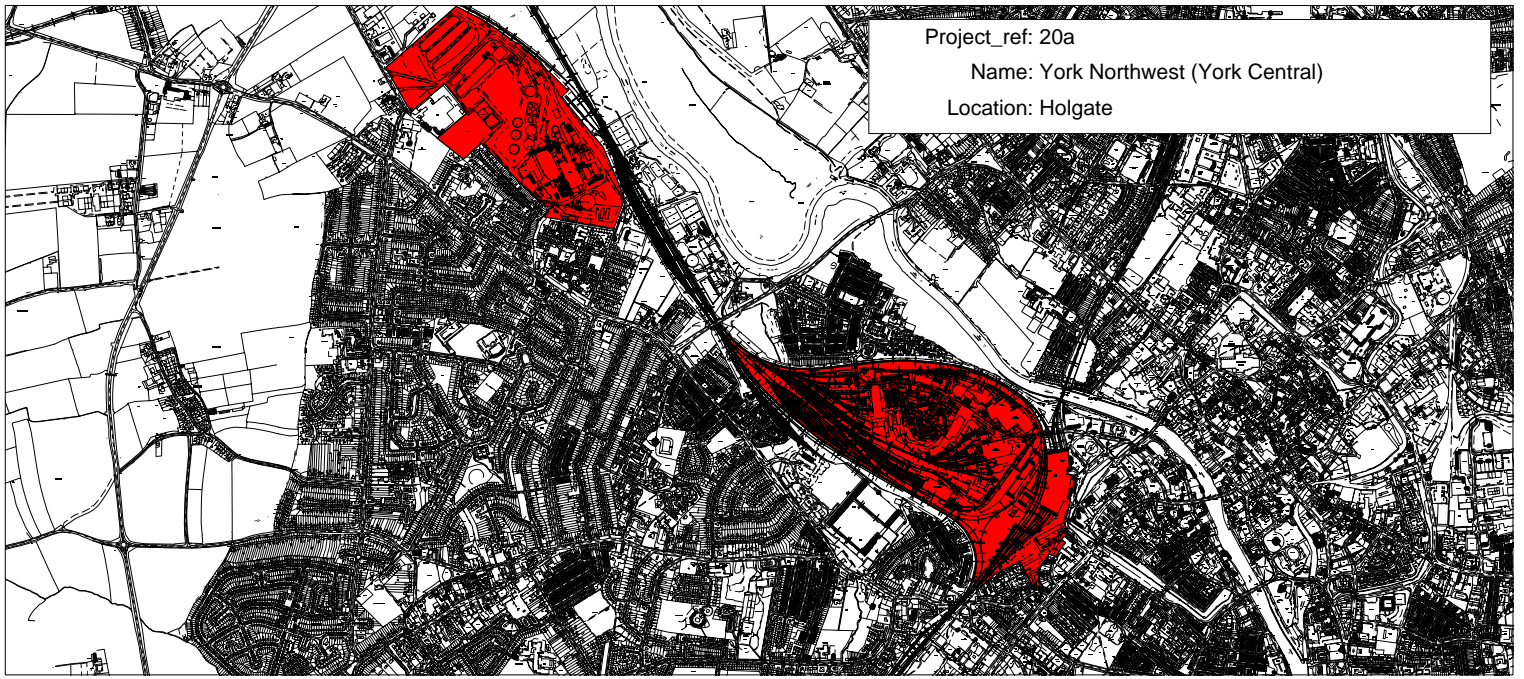
LAND USE/ ROLE OF SITE/ FUNCTION	MIXED USE INCLUDING RAILWAY LAND, BUSINESS, RESIDENTIAL & NATIONAL RAILWAY MUSEUM
CONSERVATION AREA	YORK STATION PART OF SITE FALLS WITHIN THE CENTRAL HISTORIC CORE CONSERVATION AREA
TOPOGRAPHY + LANDFORM	FLAT WITH BUILDINGS
VEGETATION	SEE BASELINE REPORT
HYDROLOGICAL FEATURES	HOLGATE BECK - SEE BASELINE REPORT
DRAINAGE INFRASTRUCTURE	SEE BASELINE REPORT
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	Has separate transport study. Access problems to be overcome with new planned infrastructure
VIEWS + VISUAL CONNECTIVITY	TO MINSTER & TO SURROUNDING USES. VARIES DUE TO SCALE OF SITE
LANDSCAPE QUALITY/ CONDITION	SEE BASELINE REPORT
EFFECT ON ARCHAEOLOGY	WITHIN AREA OF ARCHAEOLOGICAL IMPORTANCE - SEE BASELINE REPORT
CONTAMINATION ISSUES	YES
OWNERSHIP ISSUES	VARIED OWNERSHIPS BUT MAIN LANDOWNERS (NETWORK RAIL & NMSI) WORKING IN PARTNERSHIP
HIGHWAY CAPACITY	A KEY ISSUE TO BE ADDRESSED THROUGH AREA ACTION PLAN PROCESS
EDUCATION CAPACITY ISSUES	DUE TO SCALE OF DEVELOPMENT NEW PRIMARY SCHOOL/S NEEDED - SEE BASELINE REPORT
NOISE _VIBRATION ISSUES	SEE BASELINE REPORT
AIR QUALITY MANAGEMENT ISSUES	SEE BASELINE REPORT



Project\_ref: 20a

Name: York Northwest (York Central)

Location: Holgate



SITE REF	020b
NAME OF SITE	York Northwest: British Sugar
LOCATION	Urban
ADDRESS	
SITE SIZE (ha)	39.5
LOCAL PLAN DESIGNATION	York Central - Mixed Use Site. Area Action Plan being prepared under the LDF
PLANNING STATUS	Area action plan being prepared

### Primary Constraints

IS IT AN OPENSOURCE	Part of site currently used as a sports ground
NATURE CONSERVATION DESIGNATION	No
ADVERSE AFFECT ON LISTED BUILDINGS	No
ADVERSE AFFECT ON SCHEDULED MONUMENTS	No

### Secondary Constraints

FLOOD RISK	No
BROWNFIELD/GREENFIELD	Brownfield

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 800m
PHARMACY	Within 800m
GROCERY STORE	Within 800m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	Varies across the site

Does this include a Park \_Ride Facility /bus stop?

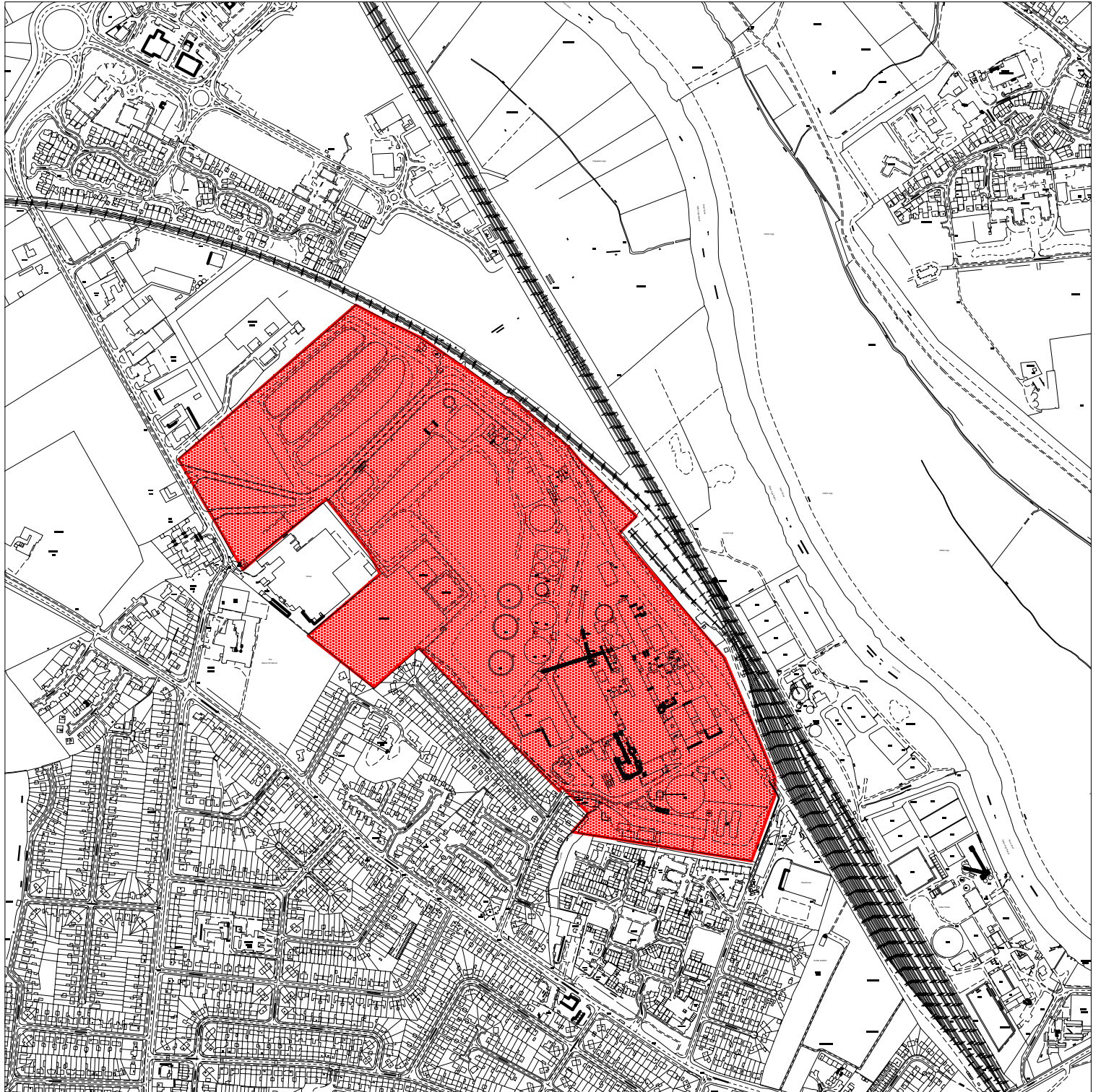
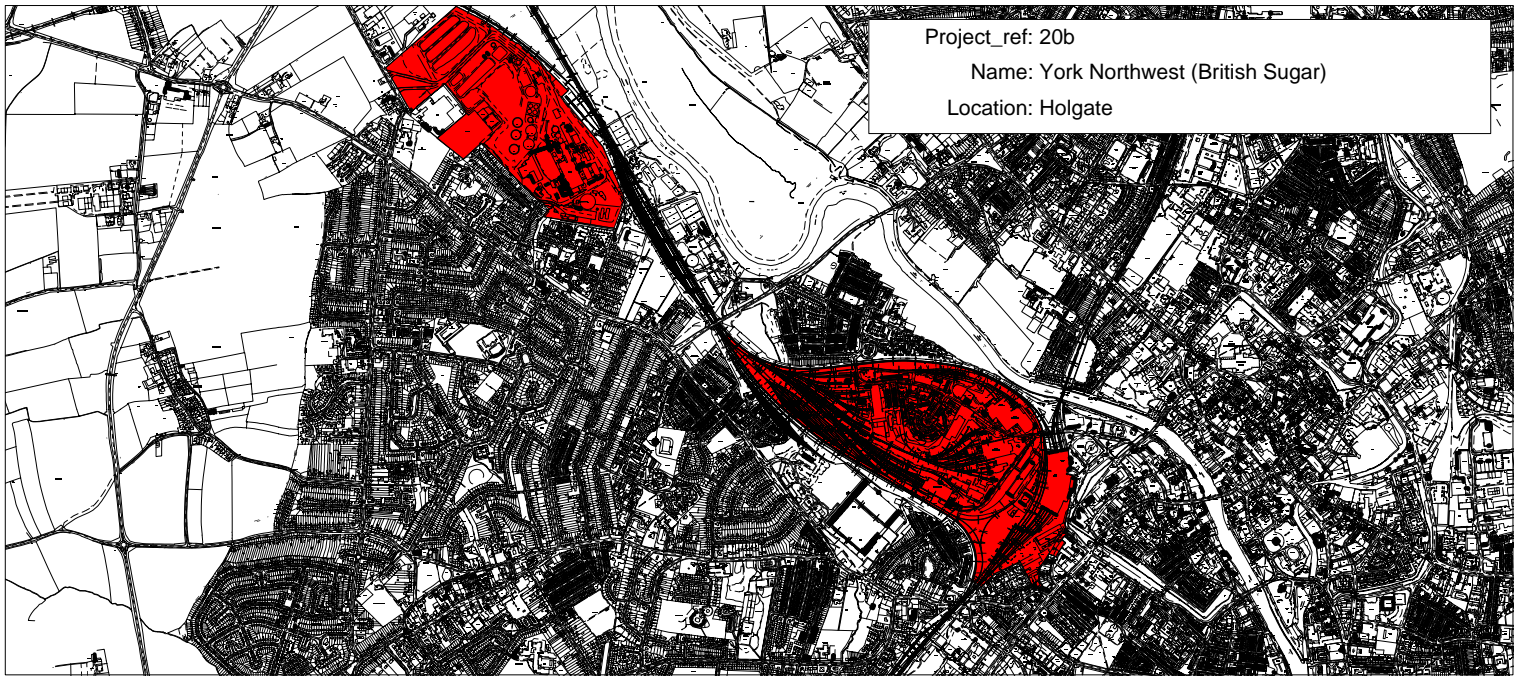
### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	Sugar beet processing plant (to close soon)
CONSERVATION AREA	No
TOPOGRAPHY + LANDFORM	Fairly flat though varies across the site
VEGETATION	See Baseline Report
HYDROLOGICAL FEATURES	See Baseline Report
DRAINAGE INFRASTRUCTURE	See Baseline Report
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	Has separate transport study. Access problems to be overcome with new planned infrastructure
VIEWS + VISUAL CONNECTIVITY	Some views towards York Minster. Varies due to scale of site
LANDSCAPE QUALITY/ CONDITION	See Baseline Report
EFFECT ON ARCHAEOLOGY	See Baseline Report
CONTAMINATION ISSUES	Yes - Likely issues due to former use
OWNERSHIP ISSUES	Single ownership - Associated British Foods
HIGHWAY CAPACITY	A key issue to be addressed through area action plan process
EDUCATION CAPACITY ISSUES	Due to scale of development new primary school/s needed - See Baseline Report
NOISE _VIBRATION ISSUES	See Baseline Report
AIR QUALITY MANAGEMENT ISSUES	See Baseline Report

Project\_ref: 20b

Name: York Northwest (British Sugar)

Location: Holgate



SITE REF	026
NAME OF SITE	COUNCIL DEPOT
LOCATION	URBAN
ADDRESS	BECKFIELD LANE
SITE SIZE (ha)	0.4
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	PENDING CONSIDERATION OUTLINE APP FOR RESIDENTIAL DEVELOPMENT

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES: Route: No.1

Does this include a Park\_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	RECYCLING CENTRE
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	SPARSE VEG
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS, ADJ RESIDENTIAL
VIEWS + VISUAL CONNECTIVITY	
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	NO
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	CYC - replacement depot needed first
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Carr Infant: Surplus Places Lowfield: Surplus Places (closing down)
NOISE_VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	NOT UNLESS LARGE AMOUNTS OF PARKING INTRODUCED

Project\_ref: 26

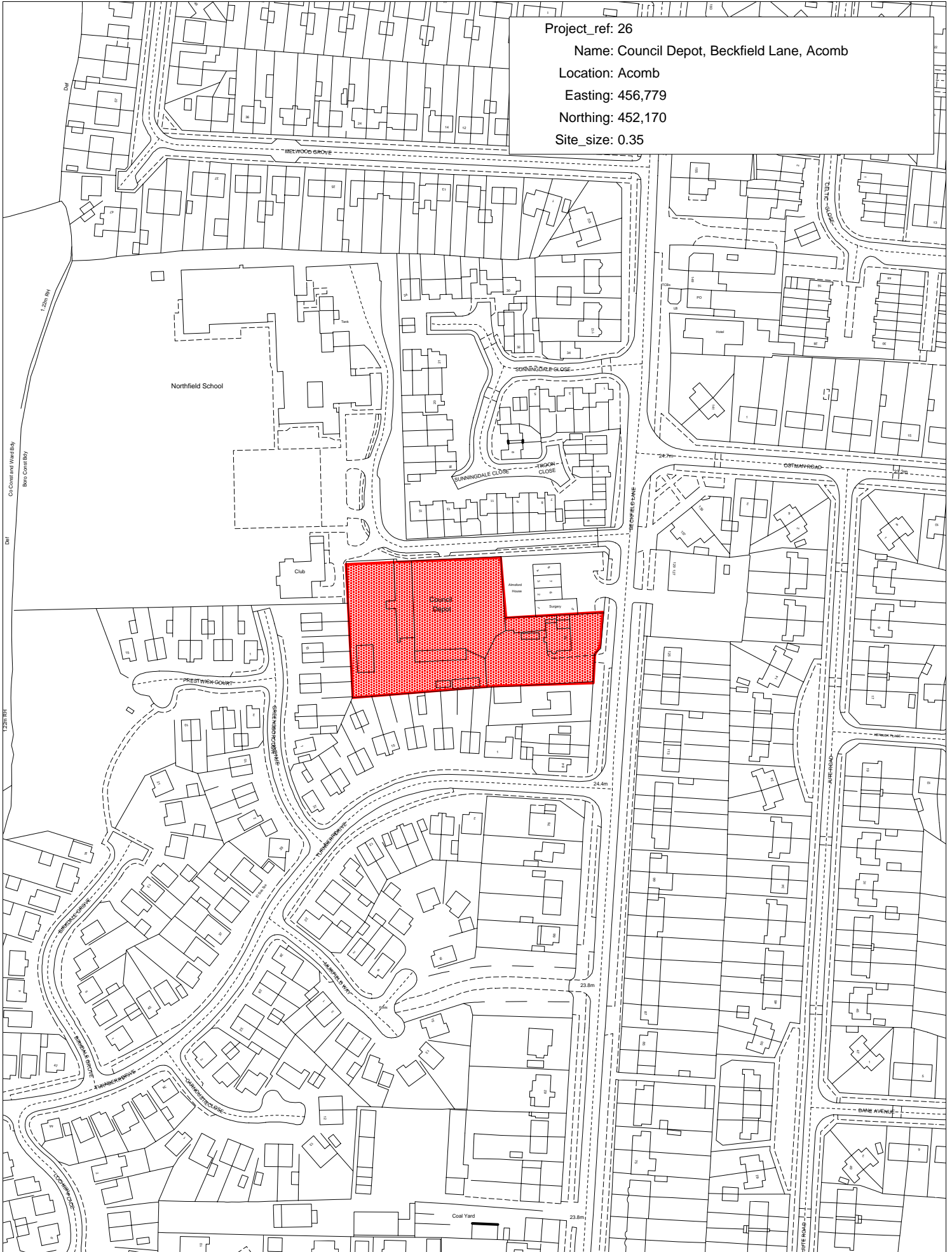
Name: Council Depot, Beckfield Lane, Acomb

Location: Acomb

Easting: 456,779

Northing: 452,170

Site\_size: 0.35



SITE REF	035
NAME OF SITE	SHIPTON STREET PRIMARY SCHOOL
LOCATION	URBAN
ADDRESS	
SITE SIZE (ha)	0.4
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	TEMPORARY CAR PARK FOR NHS STAFF No applications for residential

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	SCHOOL IS A GRADE 2 LISTED BUILDING
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 800m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES: Route: No.6

Does this include a Park\_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	FORMER SCHOOL AND PLAYGROUND
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT (WITH BUILDINGS)
VEGETATION	NONE
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS ADJ RESIDENTIAL
VIEWS + VISUAL CONNECTIVITY	
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	WATCHING BRIEF
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Fishergate Primary: Surplus places Fulford: Negative - S106 contribution needed
NOISE _VIBRATION ISSUES	POTENTIAL NOISE FROM ADJACENT FOOTBALL GROUND
AIR QUALITY MANAGEMENT ISSUES	AIR QUALITY IMPACT ASSESSMENT IF MORE THAN 5% INCREASE IN LOCAL TRAFFIC FLOWS LIKELY

Project\_ref: 35

Name: Shipton Street Primary School

Location: Clifton

Easting: 459,927

Northing: 453,098

Site\_size: 0.4



SITE REF	050
NAME OF SITE	MANOR CE SCHOOL
LOCATION	URBAN
ADDRESS	LOW POPPLETON LANE
SITE SIZE (ha)	3.7
LOCAL PLAN DESIGNATION	EDUCATIONAL ESTABLISHMENT
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO (
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 800m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO (No.10 every 20 mins)

Does this include a Park\_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	SCHOOL AND PLAYING FIELDS (TO BE REPLACED BY NEW MANOR SCHOOL ON MILLFIELD LANE)
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT WITH EXISTING BUILDINGS
VEGETATION	GRASS
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS TO BOROUGHBIDGE ROAD AND LOW POPPLETON LANE
VIEWS + VISUAL CONNECTIVITY	TO BRITISH SUGAR SITE, TO SURROUNDING RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION REQUIRED PRE DETERMINATION (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	CHURCH OF ENGLAND OWN LEASEHOLD TO SCHOOL. CYC OWN FREEHOLD
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Carr Infant: Surplus Places Lowfield: Surplus places (closing down)
NOISE _VIBRATION ISSUES	POTENTIAL FROM ROAD TRAFFIC AND ADJACENT COMMERCIAL PREMISES
AIR QUALITY MANAGEMENT ISSUES	AIR QUALITY IMPACT ASSESSMENT REQUIRED IF TRAFFIC FLOWS TO INCREASE BY 75%



Project\_ref: 50

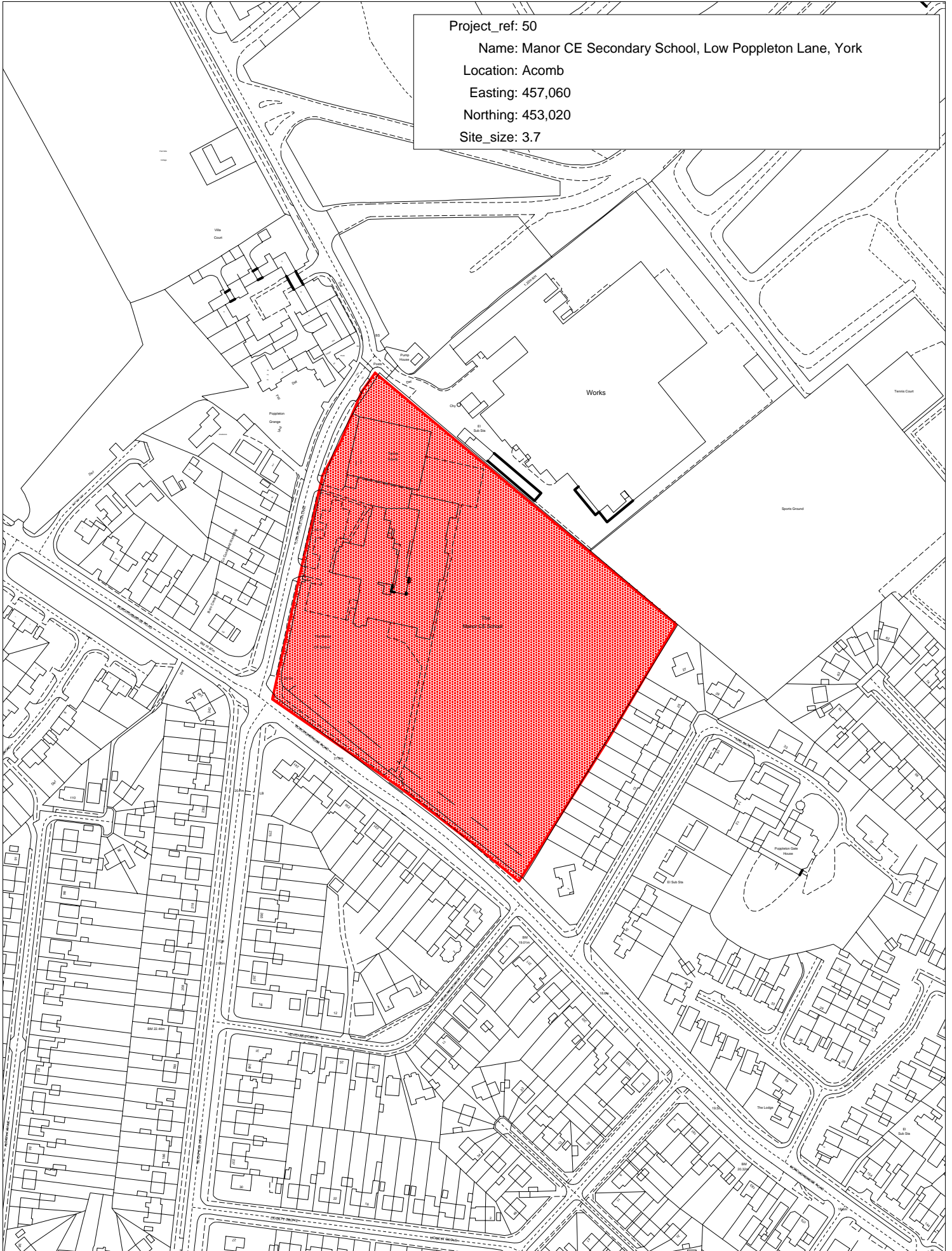
Name: Manor CE Secondary School, Low Poppleton Lane, York

Location: Acomb

Easting: 457,060

Northing: 453,020

Site\_size: 3.7



SITE REF	051
NAME OF SITE	LOWFIELD SECONDARY SCHOOL
LOCATION	URBAN
ADDRESS	DIJON AVENUE
SITE SIZE (ha)	5.7
LOCAL PLAN DESIGNATION	EDUCATIONAL ESTABLISHMENT
PLANNING STATUS	YES - FOR TEMPORARY TEACHING BLOCK None for residential

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES: Route: No.4 & No.1

Does this include a Park\_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	SECONDARY SCHOOL. Has merged with Oaklands school but due to relocate after new school built
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT WITH EXISTING BUILDINGS
VEGETATION	MAINLY GRASS
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD FROM DIJON AVENUE
VIEWS + VISUAL CONNECTIVITY	TO EXISTING RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION REQUIRED PRE DETERMINATION (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Hob Moor Primary: Surplus Places Lowfield: Surplus places (closing down)
NOISE _VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	AIR QUALITY IMPACT ASSESSMENT REQUIRED IF TRAFFIC FLOWS TO INCREASE BY 75%

Project\_ref: 51

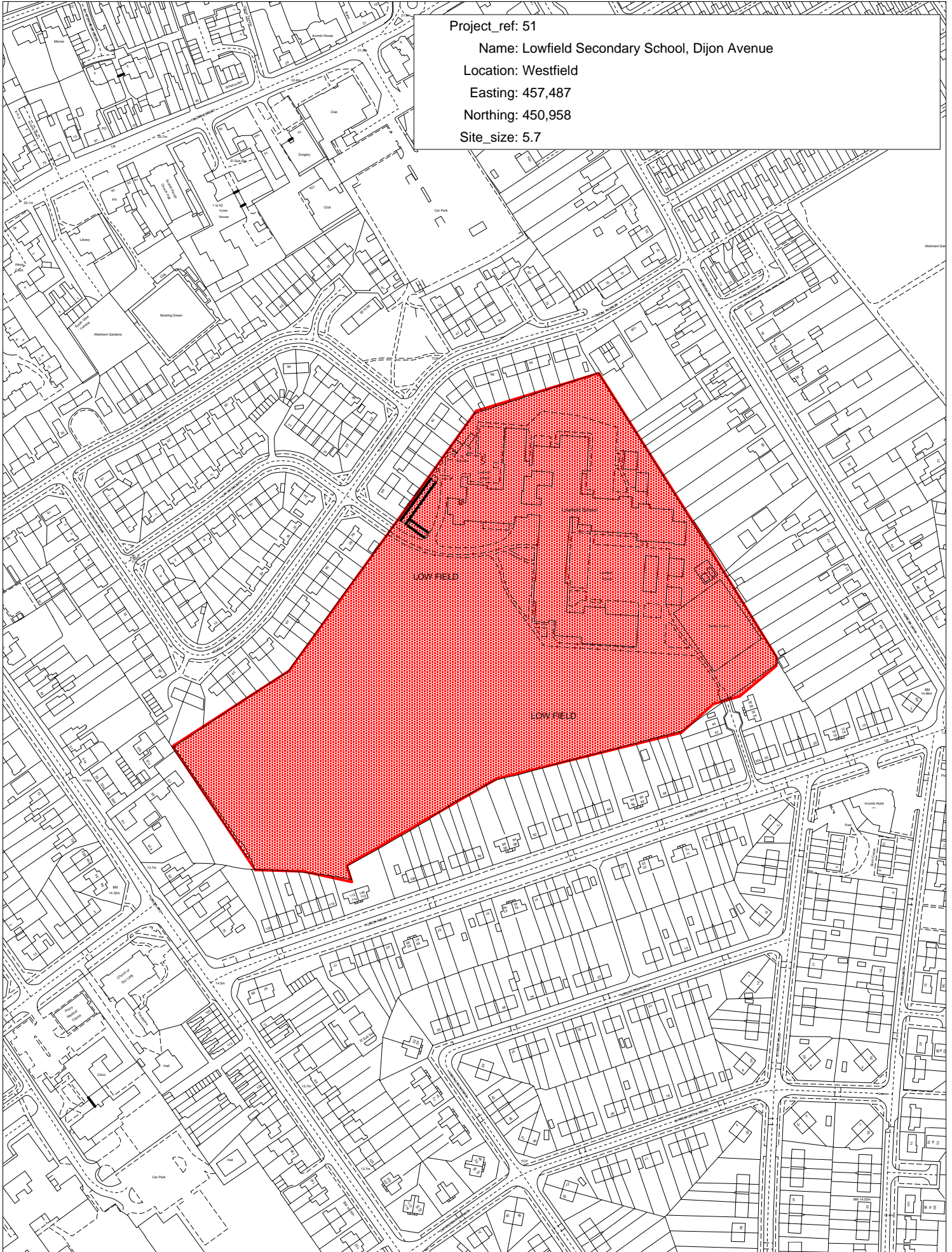
Name: Lowfield Secondary School, Dijon Avenue

Location: Westfield

Easting: 457,487

Northing: 450,958

Site\_size: 5.7



SITE REF	057
NAME OF SITE	1-9 ST LEONARD'S PLACE
LOCATION	CITY CENTRE
ADDRESS	
SITE SIZE (ha)	0.35
LOCAL PLAN DESIGNATION	CONSERVATION AREA, AREA OF ARCHAEOLOGICAL IMPORTANCE
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	GRADE II*, SITE INCLUDES CITY WALLS (GRADE I)
ADVERSE AFFECT ON SCHEDULED MONUMENTS	CITY WALLS ARE A SCHEDULED ANCIENT MONUMENT

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.2

Does this include a Park Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	OFFICES
CONSERVATION AREA	YES, CENTRAL HISTORIC CORE
TOPOGRAPHY + LANDFORM	MOUNDING TO CITY WALLS TO REAR
VEGETATION	SOME MATURE TREES
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	EXISTING
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS TO SITE FROM ST LEONARD'S PLACE INTO EXISTING CAR PARK. ALSO ACCESS FROM MUSEUM STREET
VIEWS + VISUAL CONNECTIVITY	FROM UPPER FLOORS - VIEWS OF YORK MINSTER. VIEW OF ENTIRE ROW FROM EITHER END OF ST LEONARD'S PLACE
LANDSCAPE QUALITY/ CONDITION	MEDIUM
EFFECT ON ARCHAEOLOGY	WITHIN CITY CENTRE AREA OF ARCHAEOLOGICAL IMPORTANCE AND SITE OF SCHEDULED ANCIENT MONUMENT
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	RUSHBOND PLC OWN SITE, CYC ON LEASE BACK CONTRACT
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Clifton Green Primary: Surplus Places Canon Lee: Negative - S106 contribution needed
NOISE VIBRATION ISSUES	TRAFFIC NOISE
AIR QUALITY MANAGEMENT ISSUES	WITH AQMA

Project\_ref: 57

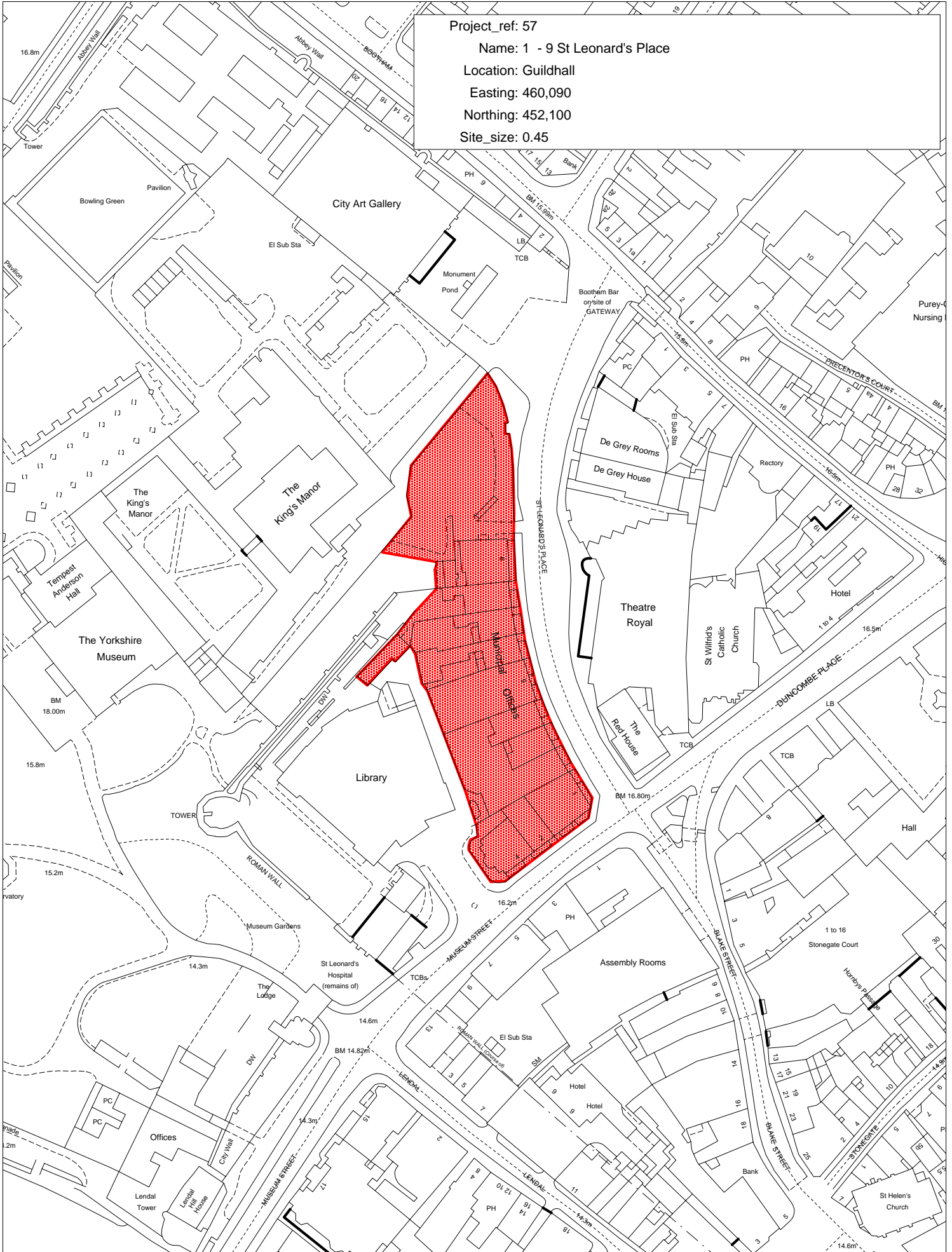
Name: 1 - 9 St Leonard's Place

Location: Guildhall

Easting: 460,090

Northing: 452,100

Site\_size: 0.45



SITE REF	058
NAME OF SITE	PARKSIDE COMMERCIAL CENTRE
LOCATION	URBAN
ADDRESS	TERRY AVENUE
SITE SIZE (ha)	0.58
LOCAL PLAN DESIGNATION	NO (ADJ GREENBELT, CONSERVATION AREA, AREA OF ARCHAEOLOGICAL IMPORTANCE)
PLANNING STATUS	OUTLINE APPLICATION SUBMITTED FOR RESIDENTIAL DEVELOPMENT

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 3a(iii)
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 800m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES. Number 7 & number 4

Does this include a Park\_Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	COMMERCIAL CENTRE/INDUSTRIAL
CONSERVATION AREA	NO (ADJ NEW WALK/TERRY AVE NO.6)
TOPOGRAPHY + LANDFORM	FLAT WITH BUILDINGS
VEGETATION	TREES BORDERING SITE
HYDROLOGICAL FEATURES	ADJ RIVER OUSE
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD - POTENTIAL NEW ACCESS POINTS
VIEWS + VISUAL CONNECTIVITY	ACROSS RIVER TO EXISTING RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	SITE EVALUATED. MITIGATION REQUIRED (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	CITY OF YORK COUNCIL
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Scarcroft Primary: negative - S106 contribution needed Millthorpe: Surplus Places
NOISE _VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	AIR QUALITY IMPACT ASSESSMENT REQUIRED IF TRAFFIC FLOWS TO INCREASE ON INNER RING ROAD

Project\_ref: 58

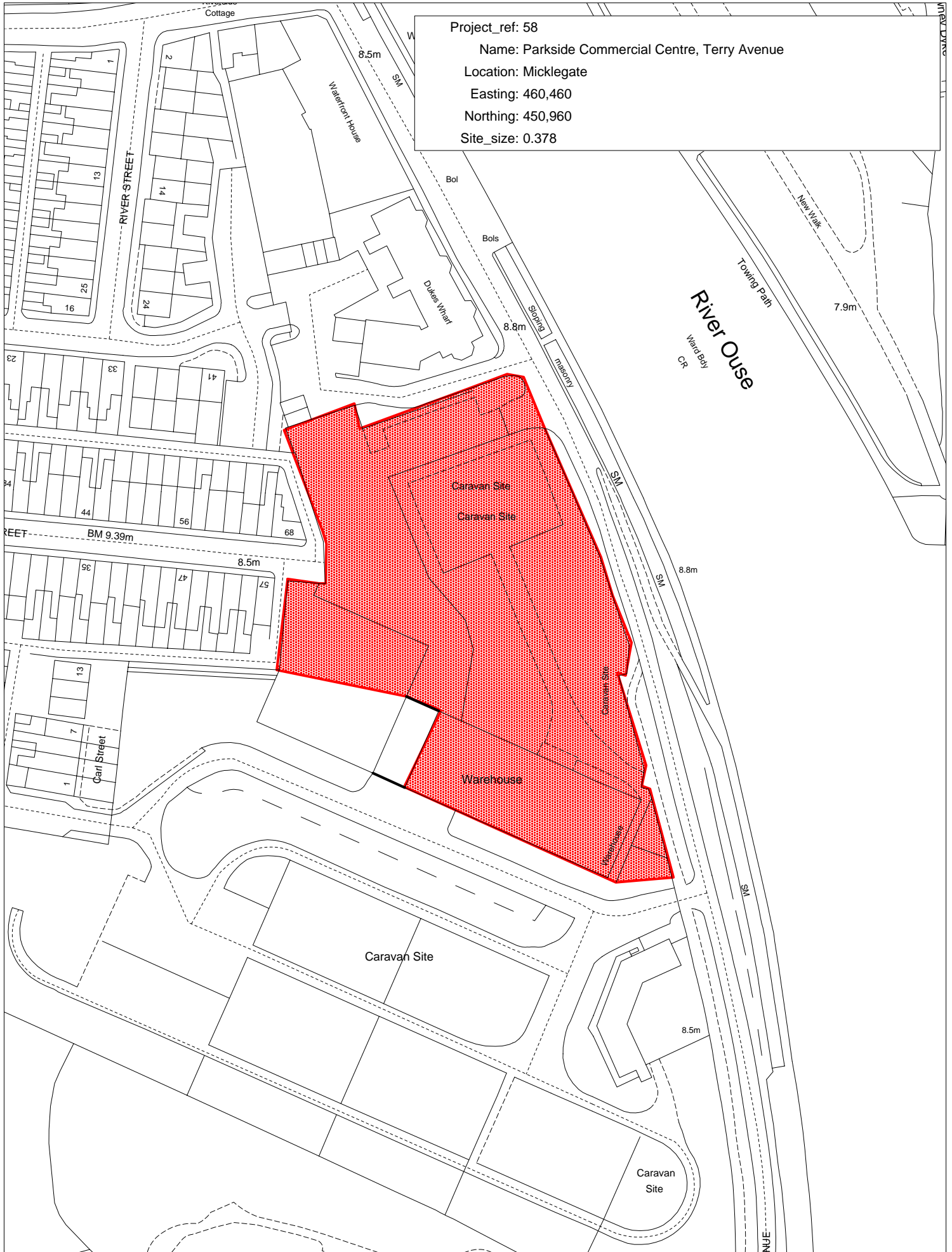
Name: Parkside Commercial Centre, Terry Avenue

Location: Micklegate

Easting: 460,460

Northing: 450,960

Site\_size: 0.378



SITE REF	060
NAME OF SITE	BOOTHAM CRESCENT FOOTBALL GROUND
LOCATION	URBAN
ADDRESS	CLIFTON
SITE SIZE (ha)	1.66
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	PENDING CONSIDERATION - 48 APARTMENTS & 45 HOUSES, 02/02212/FUL

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 800m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.2

Does this include a Park Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	FOOTBALL STADIUM (IN USE)
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT WITH ASSOCIATED BUILDINGS
VEGETATION	GRASS (PITCH)
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS FROM GROSVENOR ROAD
VIEWS + VISUAL CONNECTIVITY	
LANDSCAPE QUALITY/ CONDITION	GOOD - MAINTAINED
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	REPLACEMENT STADIUM REQUIRED BEFORE SITE CAN BE REDEVELOPED
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Clifton Green Primary: Surplus Places Canon Lee: Negative - S106 contribution needed
NOISE VIBRATION ISSUES	
AIR QUALITY MANAGEMENT ISSUES	



Project\_ref: 60

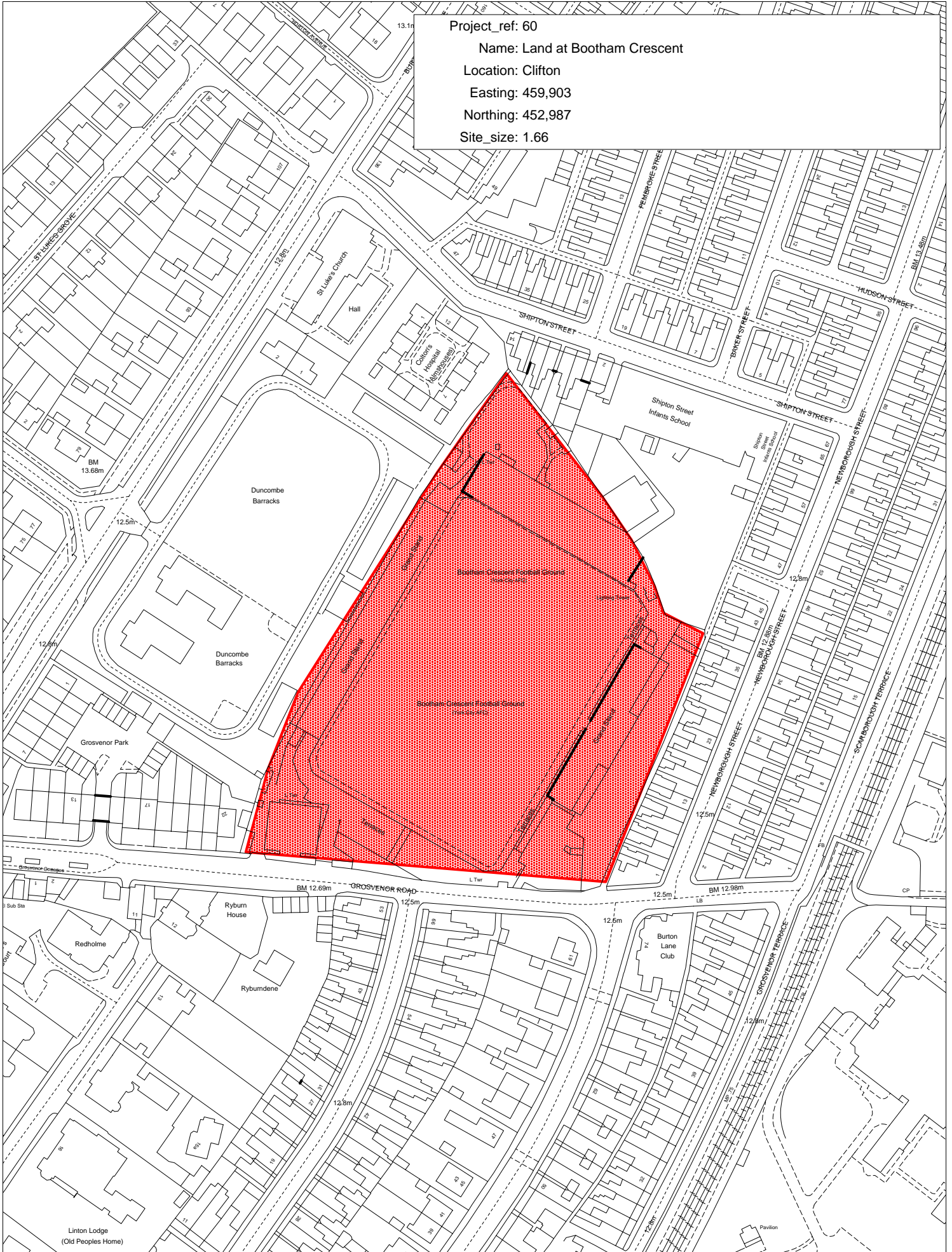
Name: Land at Bootham Crescent

Location: Clifton

Easting: 459,903

Northing: 452,987

Site\_size: 1.66



SITE REF	104
NAME OF SITE	YEARSLEY BRIDGE CENTRE
LOCATION	URBAN
ADDRESS	1.47HA
SITE SIZE (ha)	NO
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 2
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES. Route: No1. & No.5

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	DAY CENTRE (ADULT EDUCATION)
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FAIRLY FLAT HAS BUILDINGS
VEGETATION	MATURE TREES TO BOUNDARY MATURE SHRUBS
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD EXISTING ACCESS FROM THE HUNTINGTON ROAD
VIEWS + VISUAL CONNECTIVITY	VIEWS TO RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	MAINTAINED
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	FORMER HOSPITAL SITE BUT NOW DAY CENTRE.
OWNERSHIP ISSUES	CYC OWNERSHIP
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Haxby Road Primary: Surplus places Jospeh Rowntree: surplus places
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	NO

Project\_ref: 104

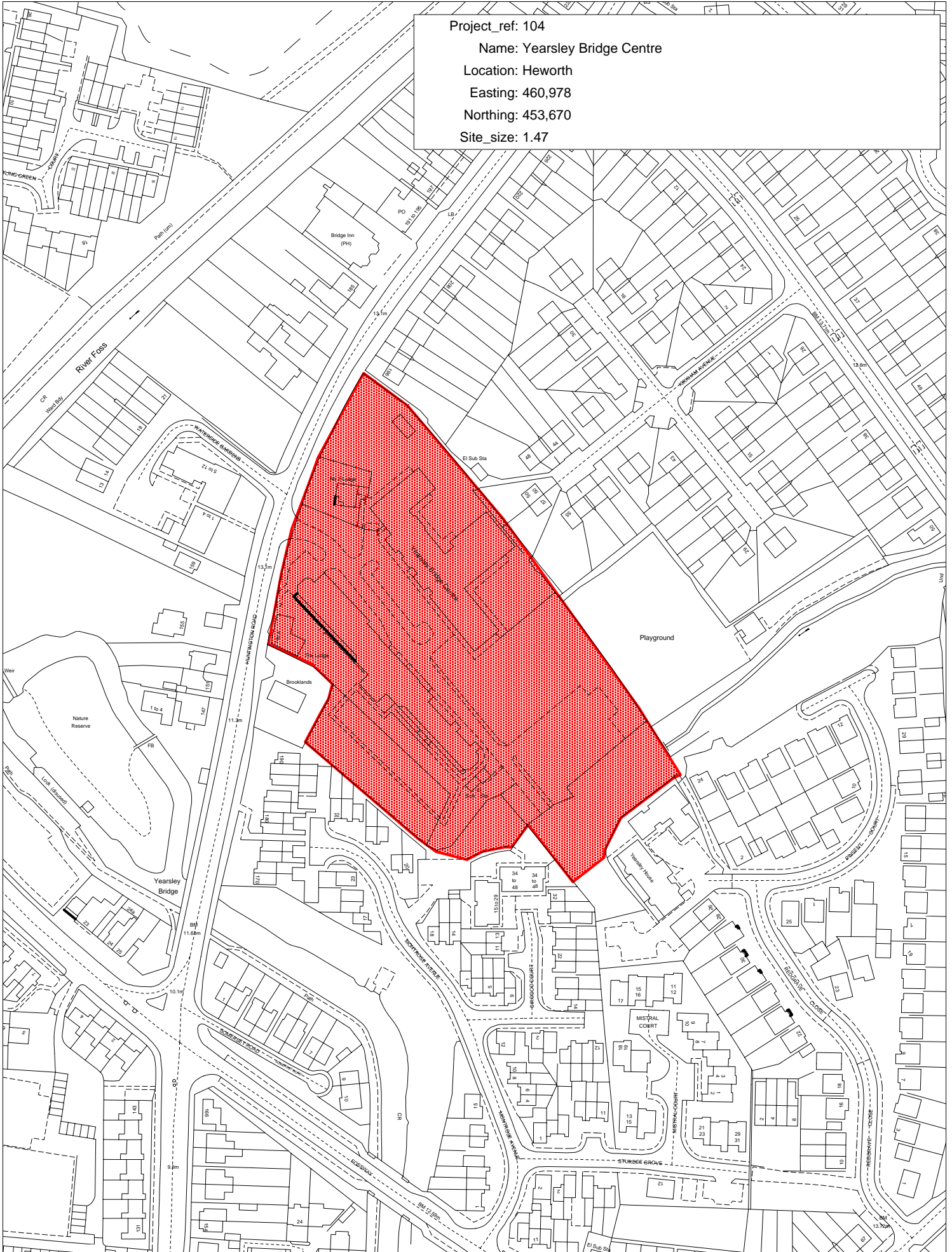
Name: Yearsley Bridge Centre

Location: Heworth

Easting: 460,978

Northing: 453,670

Site\_size: 1.47



SITE REF	119
NAME OF SITE	TERRYS CHOCOLATE FACTORY
LOCATION	URBAN
ADDRESS	CAMPLESHON ROAD/BISHOPTHORPE ROAD
SITE SIZE (ha)	
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	

### Primary Constraints

IS IT AN OPENSACE	MAIN SITE - NO. SITE ADJ RIVER - YES
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	YES - 5 LISTED BUILDINGS ON SITE
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	PART OF THESITE (EAST OF BISHOPTHORPE ROAD) IS IN ZONE 3b, THE REST IS IN ZONE 2
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	
PRIMARY SCHOOL	Within 400m
POST OFFICE	
PHARMACY	
GROCERY STORE	
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO

Does this include a Park\_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	NUN INGS IS GREEN BELT. MAIN SITE USED AS FACTORY
CONSERVATION AREA	YES. RACECOURSE AND TERRY'S FACTORY CONSERVATION AREA
TOPOGRAPHY + LANDFORM	NUN INGS. FLAT
VEGETATION	MATURE TREES, SHRUBS, FORMAL PLANTING
HYDROLOGICAL FEATURES	RIVER OUSE TO EAST
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS INTO SITE FROM CAMBLESHON ROAD AND BISHOPTHORPE ROAD
VIEWS + VISUAL CONNECTIVITY	FACTORY BUILDING CAN BE SEEN FROM RING ROAD. SIGNIFICANT SKYLINE BUILDINGS
LANDSCAPE QUALITY/ CONDITION	GOOD/HIGH
EFFECT ON ARCHAEOLOGY	NOT WITHIN AN AREA OF ARCHAEOLOGICAL IMPORTANCE BUT THERE ARE PARTS OF SITE WITH BOTH ARCHAEOLOGICAL & HISTORIC INTEREST
CONTAMINATION ISSUES	RANKED MEDIUM RISK.
OWNERSHIP ISSUES	SITE OWNED BY GRANTSIDE LTD
HIGHWAY CAPACITY	HIGHWAY ISSUES WILL NEED TO BE ADDRESSED
EDUCATION CAPACITY ISSUES	Knivesmire Primary: Surplus places Millthorpe: Surplus places
NOISE_VIBRATION ISSUES	
AIR QUALITY MANAGEMENT ISSUES	

Project\_ref: 119

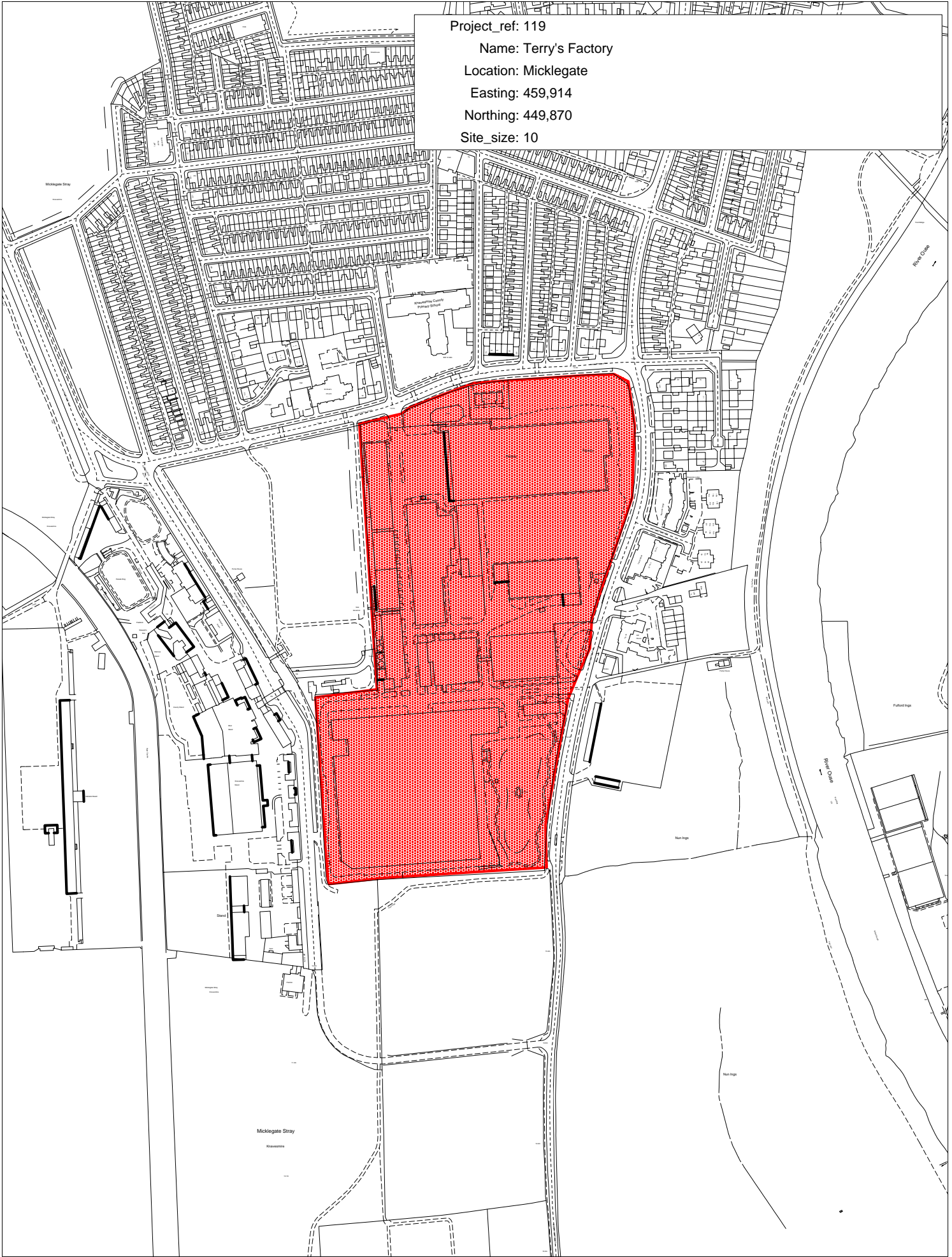
Name: Terry's Factory

Location: Micklegate

Easting: 459,914

Northing: 449,870

Site\_size: 10



SITE REF	122
NAME OF SITE	DISCUS BUNGALOWS
LOCATION	URBAN
ADDRESS	ST ANNE'S COURT
SITE SIZE (ha)	0.75
LOCAL PLAN DESIGNATION	0.15HA IS IN CITY CENTRE AREA OF ARCHAEOLOGICAL IMPORTANCE
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 800m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.7, No.8 & No.4

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	RESIDENTIAL BUNGALOWS
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	SLIGHT GRADIENT FROM WEST TO EAST
VEGETATION	MATURE TREES ON BOUNDARY WITH CEMETARY TO SOUTH
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	EXISTING
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	VEHICULAR ACCESS FROM ST ANN'S COURT. SITE ALSO BOUNDED BY HORMAN AVE, APOLLO ST AND ALNE TERRACE
VIEWS + VISUAL CONNECTIVITY	NO SIGNIFICANT VIEWS
LANDSCAPE QUALITY/ CONDITION	MEDIUM
EFFECT ON ARCHAEOLOGY	WITHIN CITY CENTRE AREA OF ARCHAEOLOGICAL IMPORTANCE
CONTAMINATION ISSUES	BUNGALOWS CONTAIN ASBESTOS. LAND CONTAMINATION UNLIKELY
OWNERSHIP ISSUES	CYC (TO BE SOLD THROUGH TENDER)
HIGHWAY CAPACITY	FINE
EDUCATION CAPACITY ISSUES	Fishergate Primary: Surplus places Fulford Secondary: negative - S106 contribution needed.
NOISE VIBRATION ISSUES	NONE
AIR QUALITY MANAGEMENT ISSUES	OUTSIDE AQMA

Project\_ref: 122

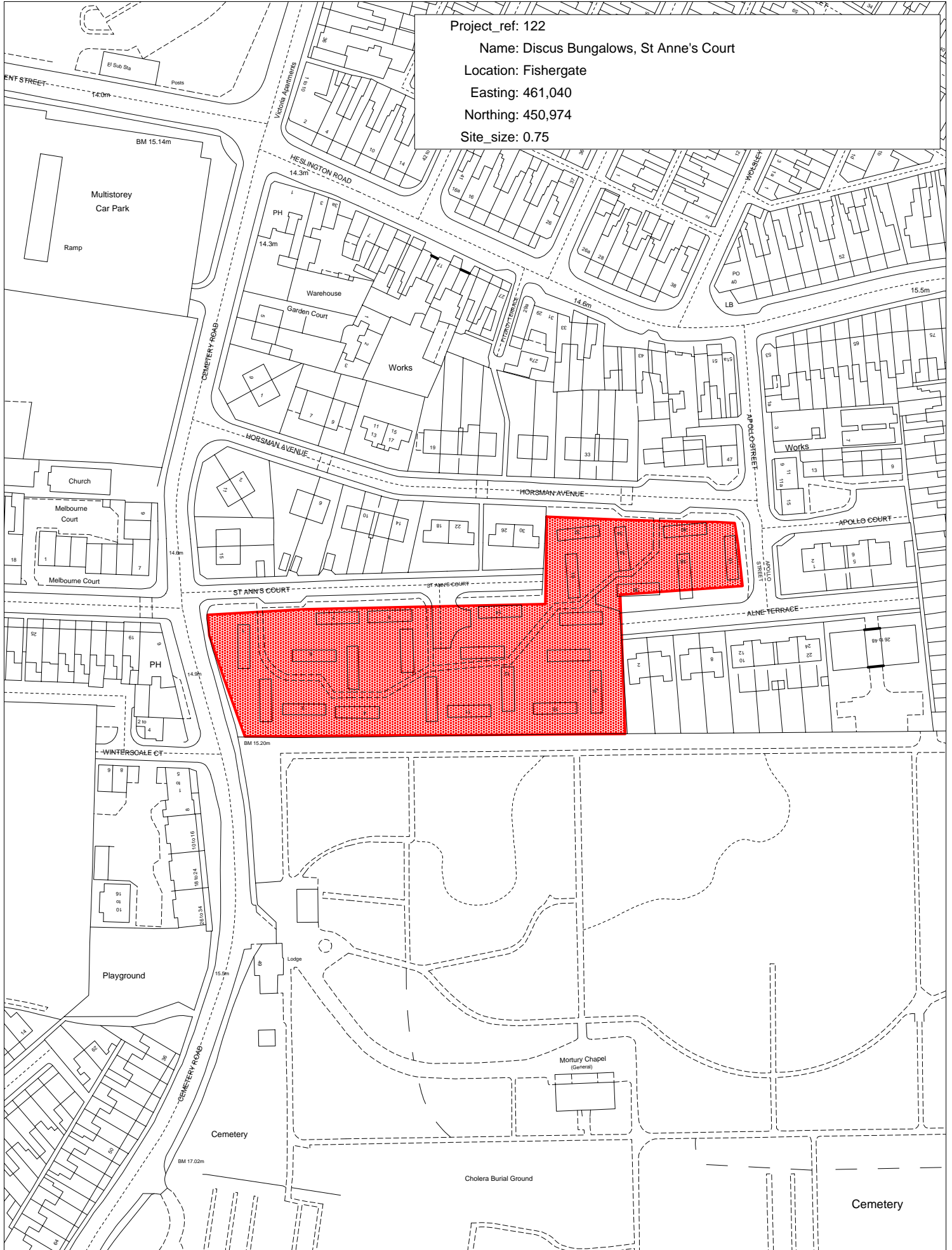
Name: Discus Bungalows, St Anne's Court

Location: Fishergate

Easting: 461,040

Northing: 450,974

Site\_size: 0.75



SITE REF	123
NAME OF SITE	DISCUS BUNGALOWS
LOCATION	URBAN
ADDRESS	REGENT STREET
SITE SIZE (ha)	1.11
LOCAL PLAN DESIGNATION	AREA OF ARCHAEOLOGICAL IMPORTANCE
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	ADJACENT TO ST LAWRENCE CHURCH (GRADE II)
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 800m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES: Route: No.8 & No.4

Does this include a Park \_Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	RESIDENTIAL BUNGALOWS
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	MEDIUM AND MATURE TREES WITHIN SITE
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	EXISTING
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	VEHICULAR ACCESS FROM REGENT STREET ALSO PEDESTRIAN AND CYCLIST ACCESS FROM LAWRENCE STREET
VIEWS + VISUAL CONNECTIVITY	VIEWS TO ST LAWRENCE CHURCH
LANDSCAPE QUALITY/ CONDITION	MEDIUM
EFFECT ON ARCHAEOLOGY	WITHIN CITY CENTRE AREA OF ARCHAEOLOGICAL IMPORTANCE
CONTAMINATION ISSUES	BUNGALOWS CONTAIN ASBESTOS. LAND CONTAMINATION UNLIKELY - NO
OWNERSHIP ISSUES	CYC (TO BE SOLD THROUGH TENDER)
HIGHWAY CAPACITY	FINE
EDUCATION CAPACITY ISSUES	St Lawrence Primary: Surplus places; Archbishop Hologte's School: negtaive - S106 contribution needed
NOISE _VIBRATION ISSUES	NONE
AIR QUALITY MANAGEMENT ISSUES	



Project\_ref: 123

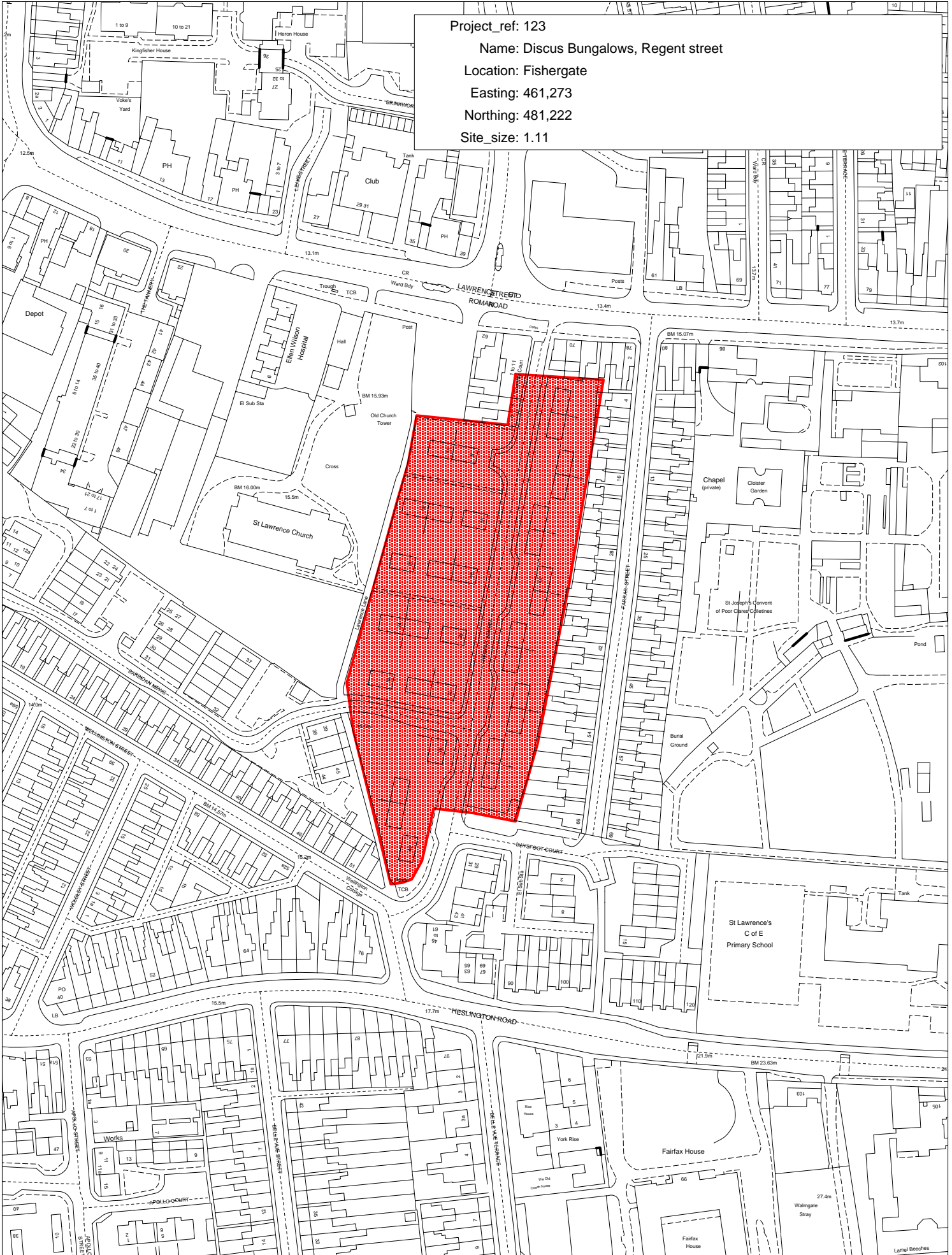
Name: Discus Bungalows, Regent street

Location: Fishergate

Easting: 461,273

Northing: 481,222

Site\_size: 1.11



SITE REF	124
NAME OF SITE	DISCUS BUNGALOWS
LOCATION	URBAN
ADDRESS	FABER STREET
SITE SIZE (ha)	1.36
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	LOW (ZONE 1)
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 800m
PHARMACY	Within 400m
GROCERY STORE	Within 800m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES: Route: No.8 & No.9

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	RESIDENTIAL BUNGALOWS
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	
VEGETATION	SOME TREES
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	EXISTING DRAINS/SEWERS
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS FROM FABER ST AND RICHMOND ST
VIEWS + VISUAL CONNECTIVITY	VIEWS SOUTH TOWARDS MINSTER
LANDSCAPE QUALITY/ CONDITION	MEDIUM
EFFECT ON ARCHAEOLOGY	NONE
CONTAMINATION ISSUES	BUNGALOWS CONTAIN ASBESTOS. ALSO POSS LAND CONTAMINATION - MEDIUM FROM FORMER MECHANICS
OWNERSHIP ISSUE	CYC (TO BE SOLD THROUGH TENDER)
HIGHWAY CAPACITY	FINE
EDUCATION CAPACITY ISSUES	Tang Hall Primary: Surplus places Burnholm Community College: Surplus places
NOISE VIBRATION ISSUES	NONE
AIR QUALITY MANAGEMENT I	OUTSIDE AQMA

Project\_ref: 124

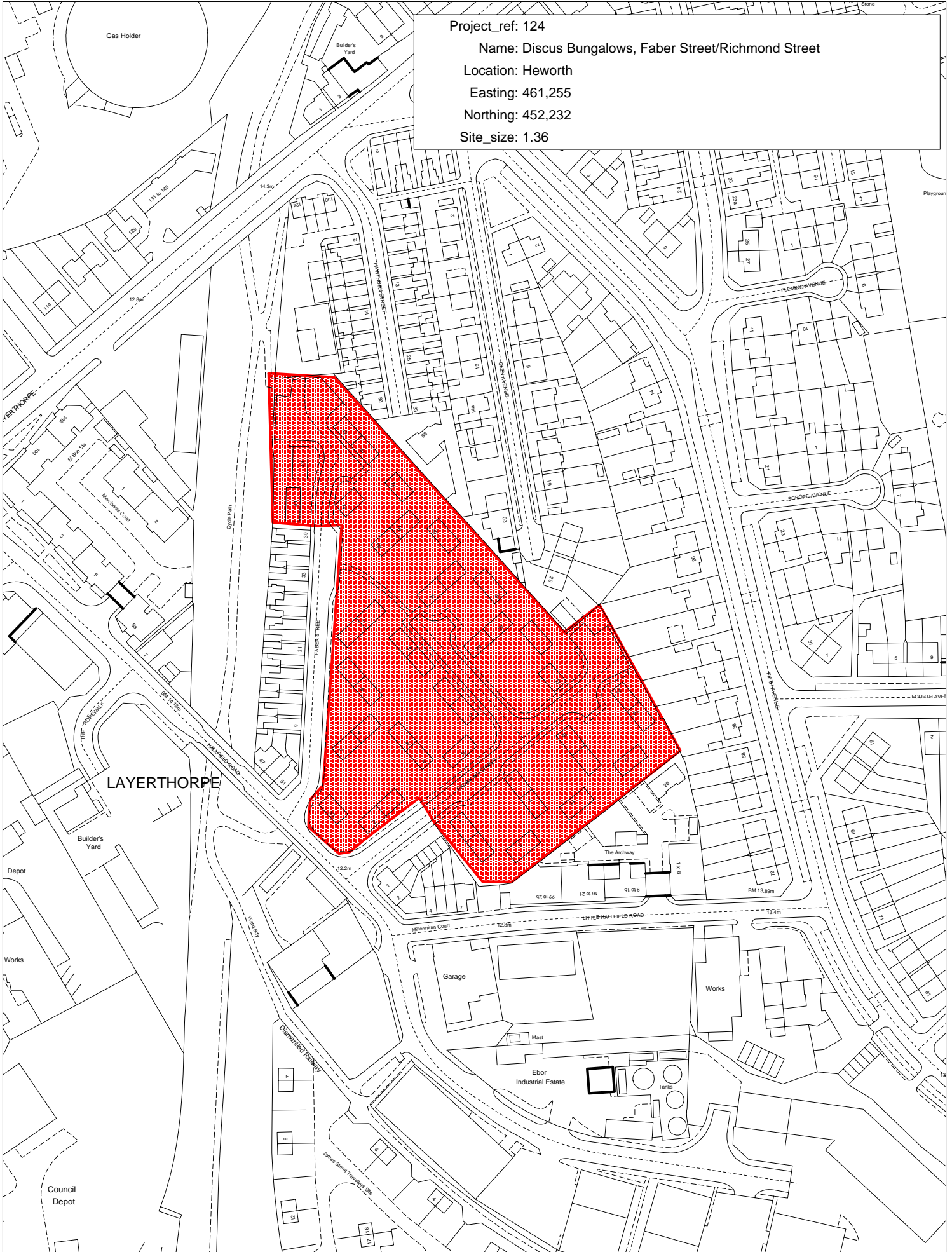
Name: Discus Bungalows, Faber Street/Richmond Street

Location: Heworth

Easting: 461,255

Northing: 452,232

Site\_size: 1.36



SITE REF	163
NAME OF SITE	LAND BY BURR DYKE, SUTTON WAY & LILBOURNE DRIV
LOCATION	URBAN
ADDRESS	
SITE SIZE (ha)	0.32
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO BUT ADJ NON STATUTORY NATURE CONSERVATION SITE
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 800m
PHARMACY	Within 800m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres	Yes Route: No.6

Does this include a Park Ride Facility /bus stop?

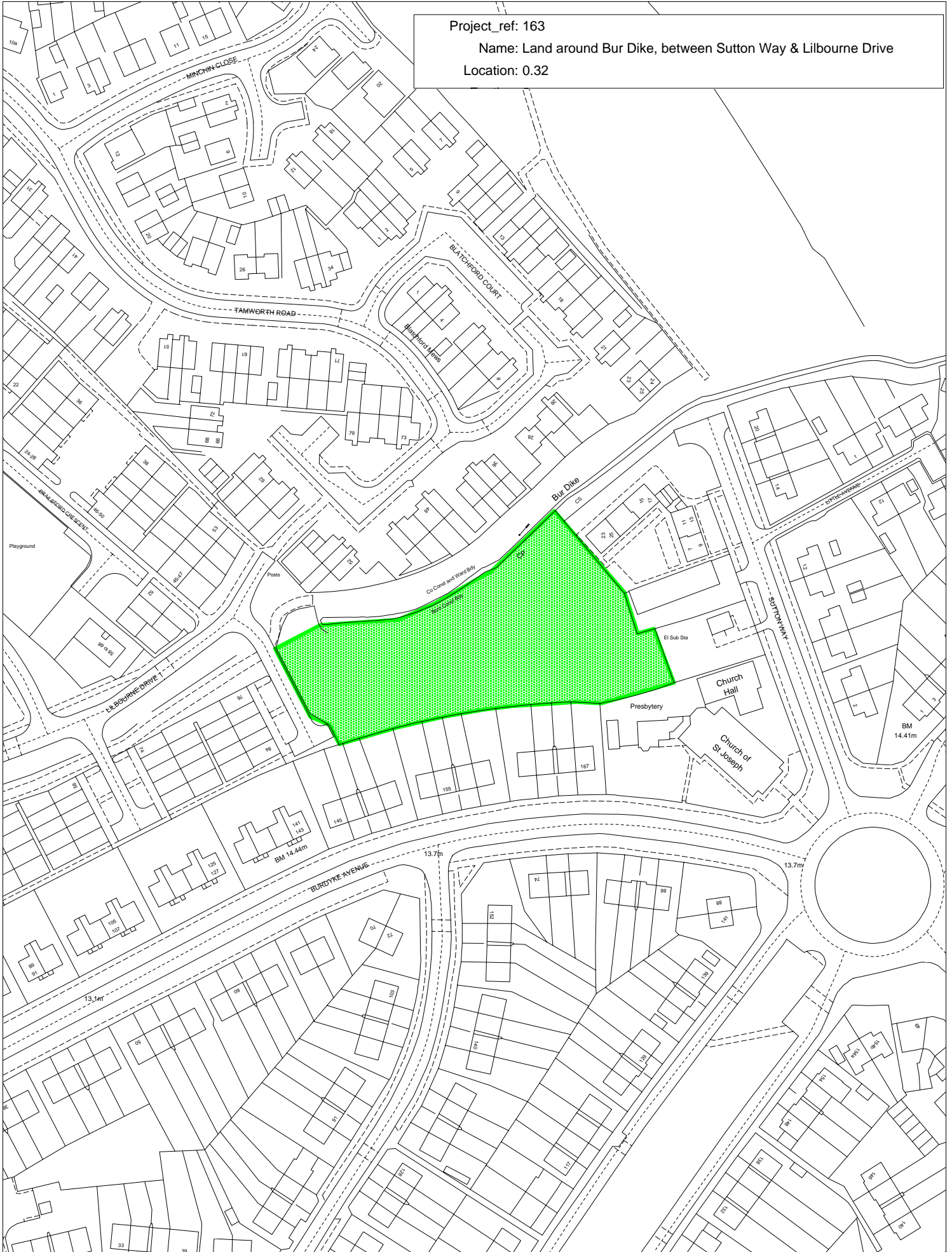
### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	GREENSPACE
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	GRASS, SOME SHRUBS
HYDROLOGICAL FEATURES	ADJ BURR DYKE
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	FROM LILBOURNE DRIVE, OK TO WATER LANE. ADJ RESIDENTIAL
VIEWS + VISUAL CONNECTIVITY	TO RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION REQUIRED (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Burton Green Primary: Surplus places Canon Lee: negative - S16 contribution needed
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	NO

Project\_ref: 163

Name: Land around Bur Dike, between Sutton Way & Lilbourne Drive

Location: 0.32



SITE REF	166
NAME OF SITE	SITE OFF WATER LANE (FORMER WMCA SITE)
LOCATION	URBAN
ADDRESS	
SITE SIZE (ha)	0.30
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	RO ST PHILIP & ST JAMES CHURCH/VICARAGE. GRADE 2 LISTED
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 2
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.2

Does this include a Park Ride Facility /bus stop?



### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	DERELICT LAND WITH SOME HARD STANDING
CONSERVATION AREA	NO, ADJ CLIFTON (NUMBER 2)
TOPOGRAPHY + LANDFORM	MOSTLY FLAT, SLOPES TOWARDS WATER END
VEGETATION	GRASS (OVERGROWN)
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS POINT FROM WATER LANE
VIEWS + VISUAL CONNECTIVITY	TO ADJ CHURCH, TO SURROUNDING RESIDENTIAL
LANDSCAPE QUALITY/ CONDITION	DERELICT
EFFECT ON ARCHAEOLOGY	NO
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Clifton Green Primary: Surplus places Canon Lee: Negative - S106 contribution needed
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT I	IMPACT ON SURROUNDING AREA LIKELY TO BE REQUIRED IF TRAFFIC FLOWS INCREASE BY 25% AROUND WATER LANE/CLIFTON GREEN JUNCTION

Project\_ref: 166

Name: Site off Water lane, Clifton

Location: 0.30



Sports Ground

Playground

St Philip and St James's Church

Guardian Court

Health Centre

Kingsmead Junior School

The Thomas Fothergill Home

CLIFTON

Clifton Court

SITE REF	179
NAME OF SITE	LAND OFF TRIBUNE WAY
LOCATION	
ADDRESS	CLIFTON MOORGATE
SITE SIZE (ha)	0.40
LOCAL PLAN DESIGNATION	E3a - STANDARD EMPLOYMENT SITE
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO CLOSE PROXIMITY TO ROMAN CAMP. SAM

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	
PHARMACY	
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.6

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	GREENSPACE - NO PARTICULAR USE
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	GRASS
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	
VIEWS + VISUAL CONNECTIVITY	ACROSS BOOTHAM STRAY. ACROSS TO RESIDENTIAL. ACROSS TO INDUSTRIAL
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	ADJ SITE OF ROMAN CAMP. POTENTIAL ARCHAEOLOGICAL EVALUATION REQUIRED (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Lakeside Primary: negative -S106 contribution needed Canon Lee: negative - S106 contribution needed
NOISE VIBRATION ISSUES	POSSIBLE FROM ADJ COMMERCIAL
AIR QUALITY MANAGEMENT I	NO



Project\_ref: 179

Name: Land on Tribune Way, off Clifton Moor Gate

Location: 0.40



SITE REF	183
NAME OF SITE	NESTLE SOUTH
LOCATION	URBAN
ADDRESS	
SITE SIZE (ha)	
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	WITHIN FLOOD ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 800m
GROCERY STORE	Within 800m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.1, No.5, No.12

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	CURRENTLY FACTORY PRODUCTION UNITS, OFFICES AND STORAGE FOR NESTLE LTD
CONSERVATION AREA	NO (ALTHOUGH ONE MAY BE DESIGNATED FOR PART OF THE SITE)
TOPOGRAPHY + LANDFORM	SIGNIFICANT AREAS OF FACTORY BUILDINGS, CAR PARKING & LANDSCAPING. GENERALLY FLAT
VEGETATION	MATURE TREES + HEDGEROWS AROUND BOUNDARY. ORNAMENTAL PLANTING.
HYDROLOGICAL FEATURES	NONE
DRAINAGE INFRASTRUCTURE	EXISTING SITE DRAINAGE + INFRASTRUCTURE
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ACCESS FROM BOTH HAXBY & WIGGINTON ROAD
VIEWS + VISUAL CONNECTIVITY	DISTINCTIVE VIEWS TO SITE FROM OUTER RING ROAD, HAXBY ROAD AND WIGGINTON ROAD
LANDSCAPE QUALITY/ CONDITION	WELL DEFINED PLANTING, MATURE TREES + HEDGEROWS
EFFECT ON ARCHAEOLOGY	NOT IN AN AREA OF ARCHAEOLOGICAL IMPORTANCE BUT THERE MAY BE ARCHAEOLOGICAL REMAINS OF INTEREST
CONTAMINATION ISSUES	POTENTIAL CONTAMINATION FROM FUEL AND CHEMICAL SPILLAGES. LOW FROM MANUFACTURING
OWNERSHIP ISSUES	NESTLE LTD
HIGHWAY CAPACITY	HAXBY+ WIGGINTON ROAD CARRY SIGNIFICANT LEVELS OF TRAFFIC, ESPECIALLY AT PEAK HOURS
EDUCATION CAPACITY ISSUES	Haxby Road Primary: surplus places Joseph Rowntree: surplus places
NOISE VIBRATION ISSUES	MAY BE NOISE/VIBRATION ISSUES FROM THE ADJACENT NESTLE SITE WHICH WILL CONTINUE TO OPERATE
AIR QUALITY MANAGEMENT ISSUES	250M NORTH OF AQMA



SITE REF	LSC14
NAME OF SITE	LAND ADJ 26 + 38 CHURCH LANE
LOCATION	LOCAL SERVICE CENTRE
ADDRESS	BISHOPTHORPE
SITE SIZE (ha)	0.55
LOCAL PLAN DESIGNATION	CONSERVATION AREA
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1 & 2
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

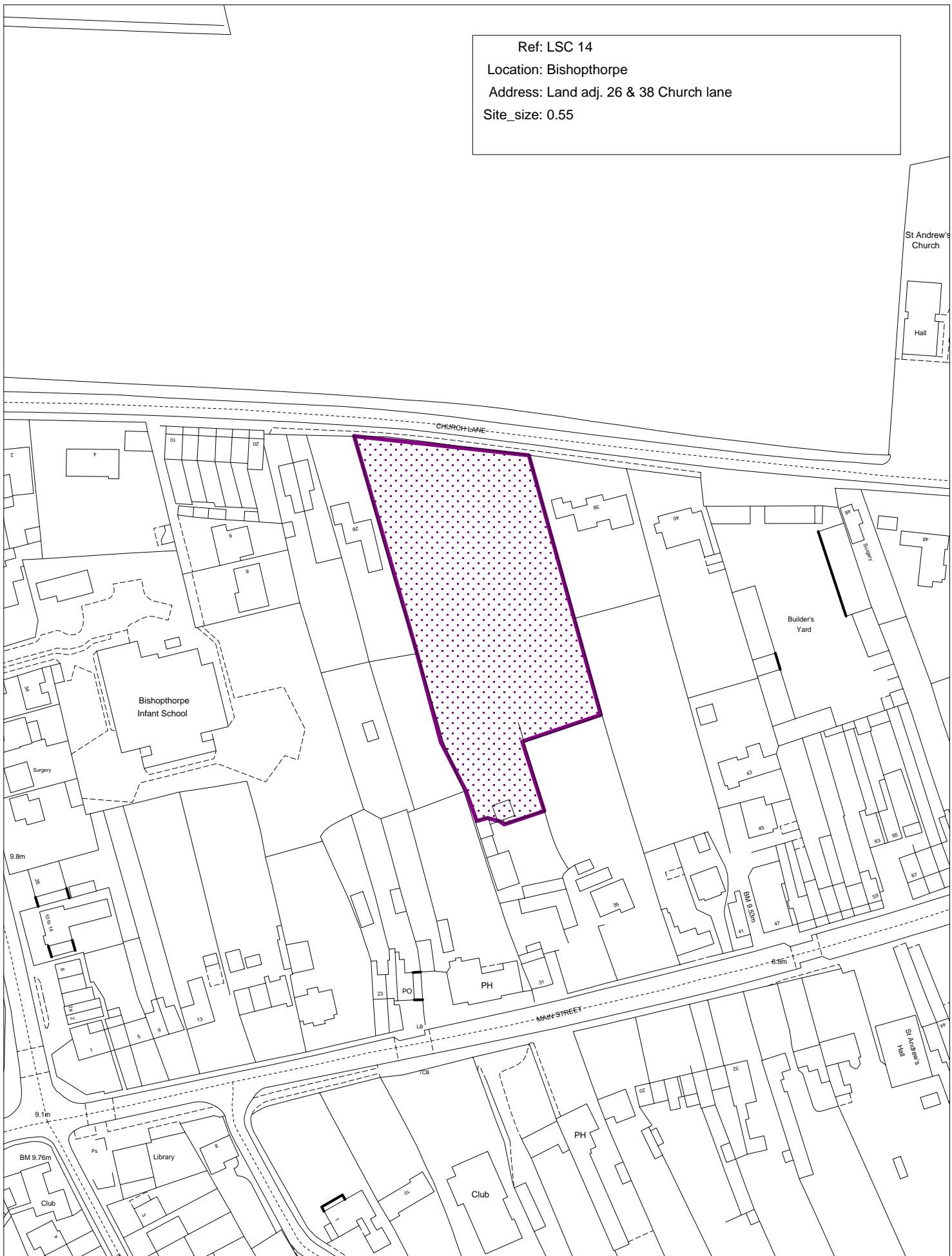
HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO (No.11 every 30 mins)

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	PADDOCK
CONSERVATION AREA	YES - 12 BISHOPTHORPE
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	TREES, GRASS
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS, ADJ RESIDENTIAL
VIEWS + VISUAL CONNECTIVITY	
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION PRE DETERMINATION
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Bishopthorpe Infant: Surplus places
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT I	NO

Ref: LSC 14  
Location: Bishopthorpe  
Address: Land adj. 26 & 38 Church lane  
Site\_size: 0.55



SITE REF	LSC19
NAME OF SITE	ADJ 131 LONG RIDGE LANE
LOCATION	LOCAL SERVICE CENTRE
ADDRESS	UPPER & NETHER POPPLETON
SITE SIZE (ha)	0.2
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 800m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 800m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO (No.10 every 20 mins)

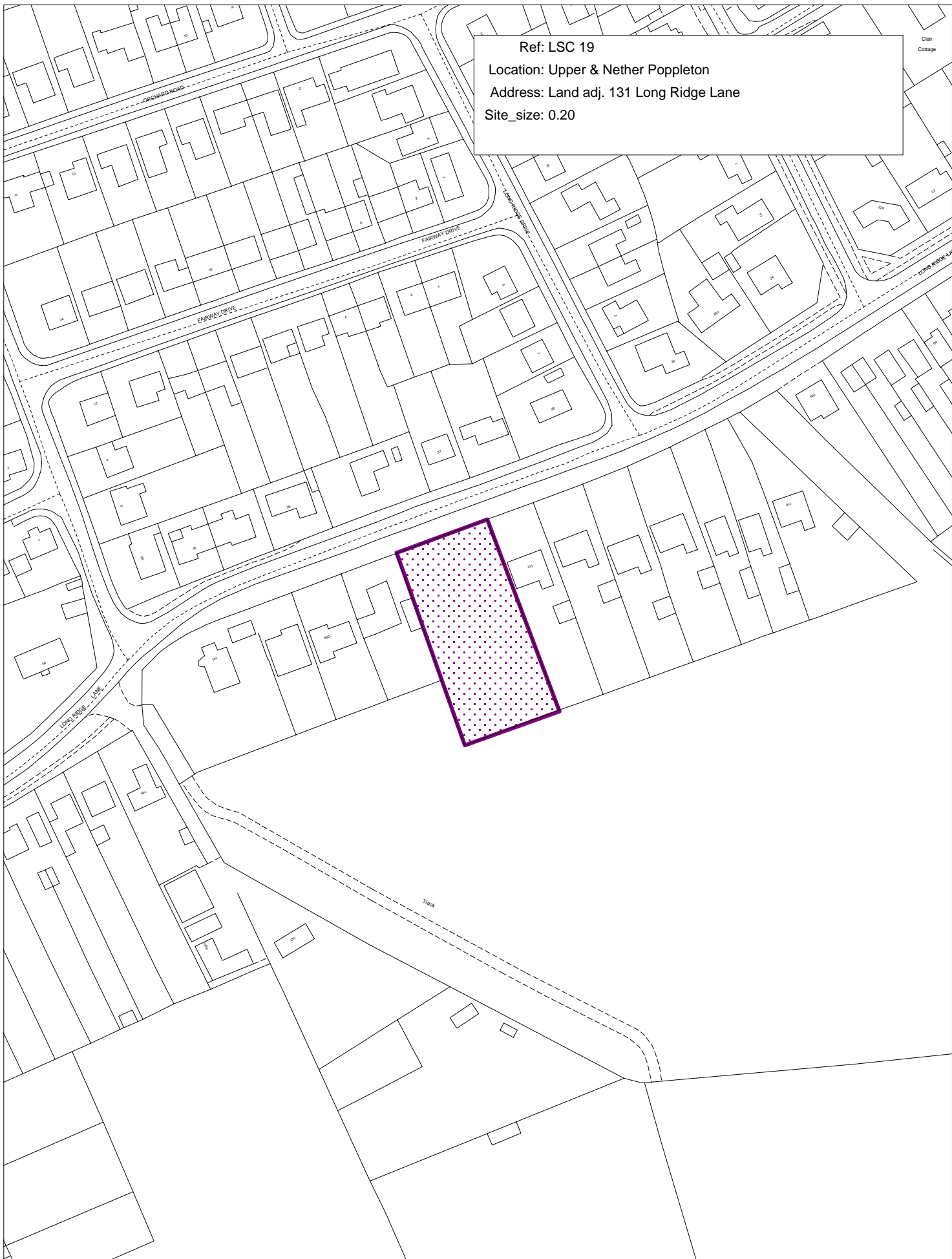
Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	FIELD/VACANT
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	GRASS, SHRUBS & SMALL TREES
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	ADJ RESIDENTIAL, GOOD ACCESS
VIEWS + VISUAL CONNECTIVITY	ADJ RESIDENTIAL, ACROSS FIELDS TO REAR
LANDSCAPE QUALITY/ CONDITION	
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION PRE DETERMINATION (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Poppleton Ousebank Primary: Surplus places Lowfield School: Surplus Places
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT I	NO

Ref: LSC 19  
Location: Upper & Nether Poppleton  
Address: Land adj. 131 Long Ridge Lane  
Site\_size: 0.20

Clair  
Cottage



SITE REF	LSC23
NAME OF SITE	RO SURGERY & 2A/B PETERCROFT LANE
LOCATION	LOCAL SERVICE CENTRE
ADDRESS	DUNNINGTON
SITE SIZE (ha)	0.23
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO (No.10 every 20 mins)

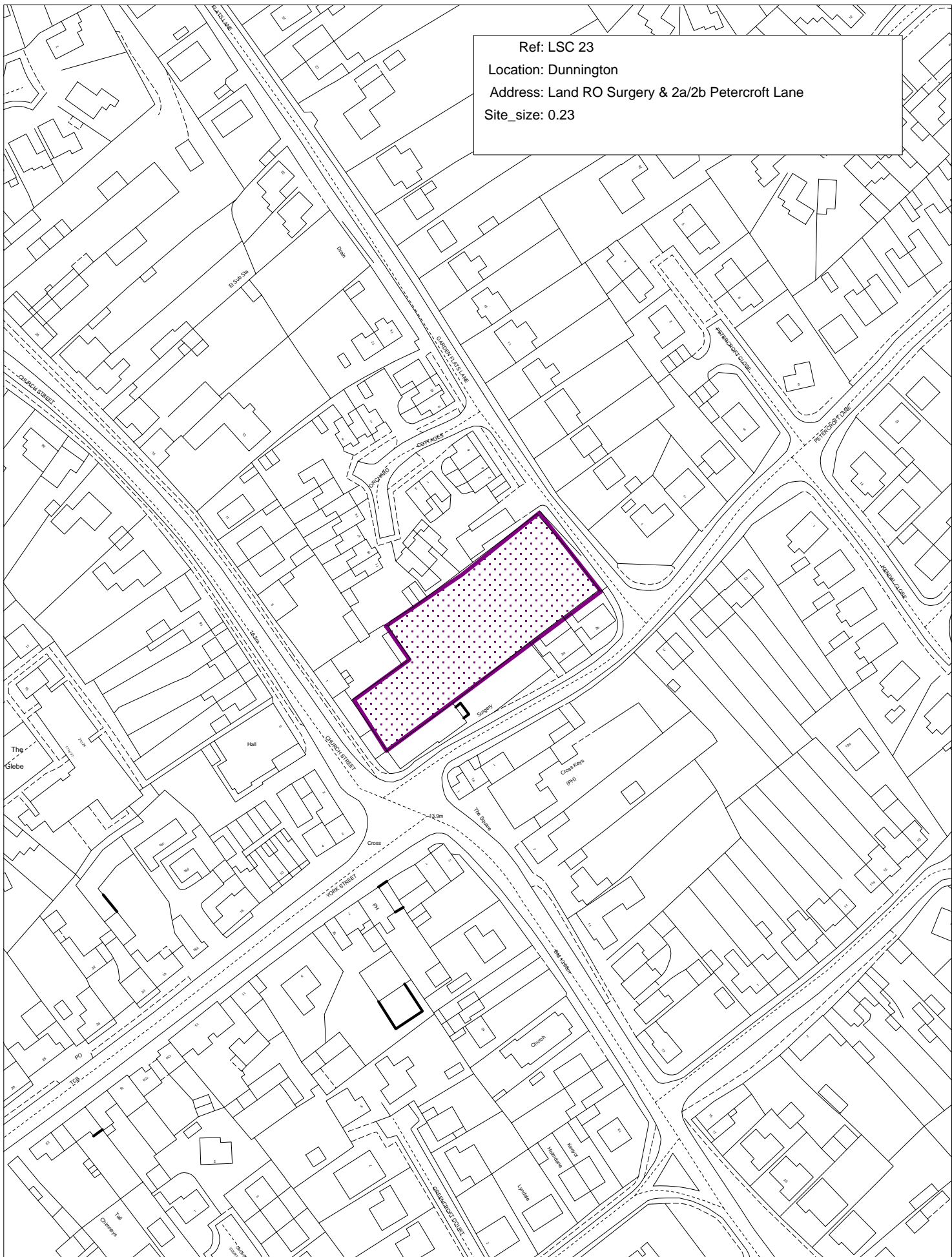
Does this include a Park\_Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	GRASSED OPEN SPACE
CONSERVATION AREA	YES - DUNNINGTON
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	TREES (MATURE), GRASS
HYDROLOGICAL FEATURES	SMALL BROOK TO EASTERN BOUNDARY
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	NO CURRENT VEHICULAR ACCESS BUT POTENTIAL FOR NEW ACCESS
VIEWS + VISUAL CONNECTIVITY	ENCLOSED, VIEWS TO CURROUNDING BUILDINGS
LANDSCAPE QUALITY/ CONDITION	WELL MAINTAINED
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUES	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Dunnington CE Primary: Surplus Places; Fulford secondary school: Negative places - S106 contribution needed
NOISE _VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT ISSUES	NO



Ref: LSC 23  
Location: Dunnington  
Address: Land RO Surgery & 2a/2b Petercroft Lane  
Site\_size: 0.23



SITE REF	LSC27
NAME OF SITE	22 PRINCESS ROAD
LOCATION	LOCAL SERVICE CENTRE
ADDRESS	STRENSALL
SITE SIZE (ha)	0.50
LOCAL PLAN DESIGNATION	NO
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

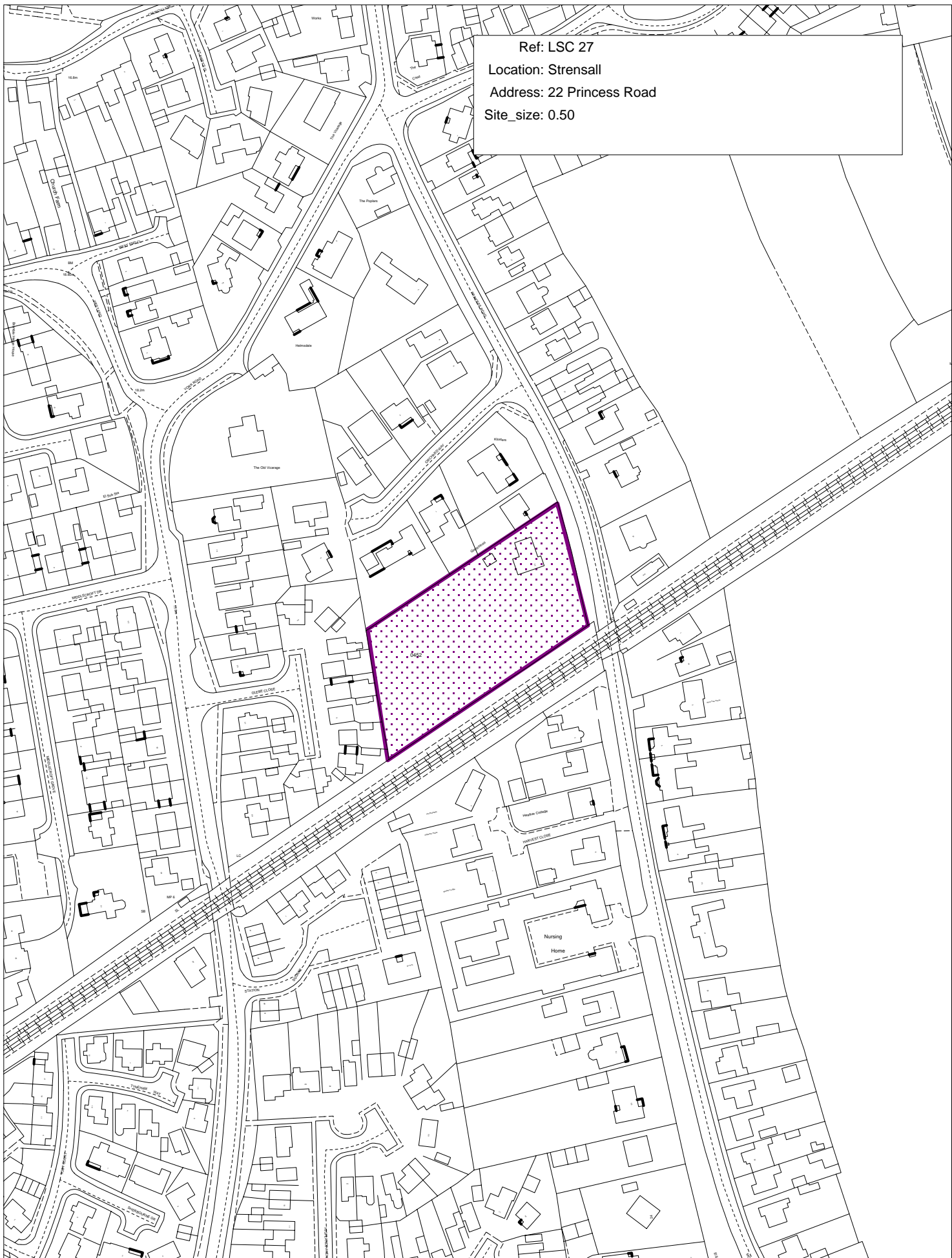
HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 800m
PHARMACY	Within 800m
GROCERY STORE	Within 800m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.5

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	DERELICT BUNGALOW & GARDENS
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	MATURE GARDEN
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS FROM PRINCESS ROAD
VIEWS + VISUAL CONNECTIVITY	RESTRICTED DUE TO VEGETATION
LANDSCAPE QUALITY/ CONDITION	NOT MAINTAINED - DERELICT
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Robert Wilkinson Primary: surplus places; Huntington School: negative places - S106 contribution necessary
NOISE VIBRATION ISSUES	FROM RAILWAY LINE ADJ TO SOUTH
AIR QUALITY MANAGEMENT I	NO

Ref: LSC 27  
Location: Strensall  
Address: 22 Princess Road  
Site\_size: 0.50



SITE REF	LSC32
NAME OF SITE	LAND BEHIND NETHERLANDS
LOCATION	LOCAL SERVICE CENTRE
ADDRESS	STRENSALL
SITE SIZE (ha)	0.34
LOCAL PLAN DESIGNATION	CONSERVATION AREA
PLANNING STATUS	

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 3b
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 800m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.5

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	GRAZING, PASTURE, FIELD
CONSERVATION AREA	YES - STRENSALL
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	
HYDROLOGICAL FEATURES	BONE DYKE TO NORTH/EAST
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	NO ACCESS BY CAR, WALKWAY ADJ, LIMITED POTENTIAL
VIEWS + VISUAL CONNECTIVITY	TO COUNTRYSIDE
LANDSCAPE QUALITY/ CONDITION	GOOD
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	NO BUT ADJ FORMER MILITARY LAND WHICH IS RANKED AS HIGH
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Robert wilkinson Primary: Surplus Places; Huntington Secondary: Negative - \$106 contribution needed
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT I	NO



SITE REF	LSC36
NAME OF SITE	LAND ADJ THE BRECKS/GREEN LANE
LOCATION	LOCAL SERVICE CENTRE
ADDRESS	STRENSALL
SITE SIZE (ha)	5
LOCAL PLAN DESIGNATION	RESERVED LAND
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSACE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1 (NORTHERN EDGE ADJ TO FLOOD ZONE 3b)
BROWNFIELD/GREENFIELD	GREENFIELD

### Accessibility Criteria

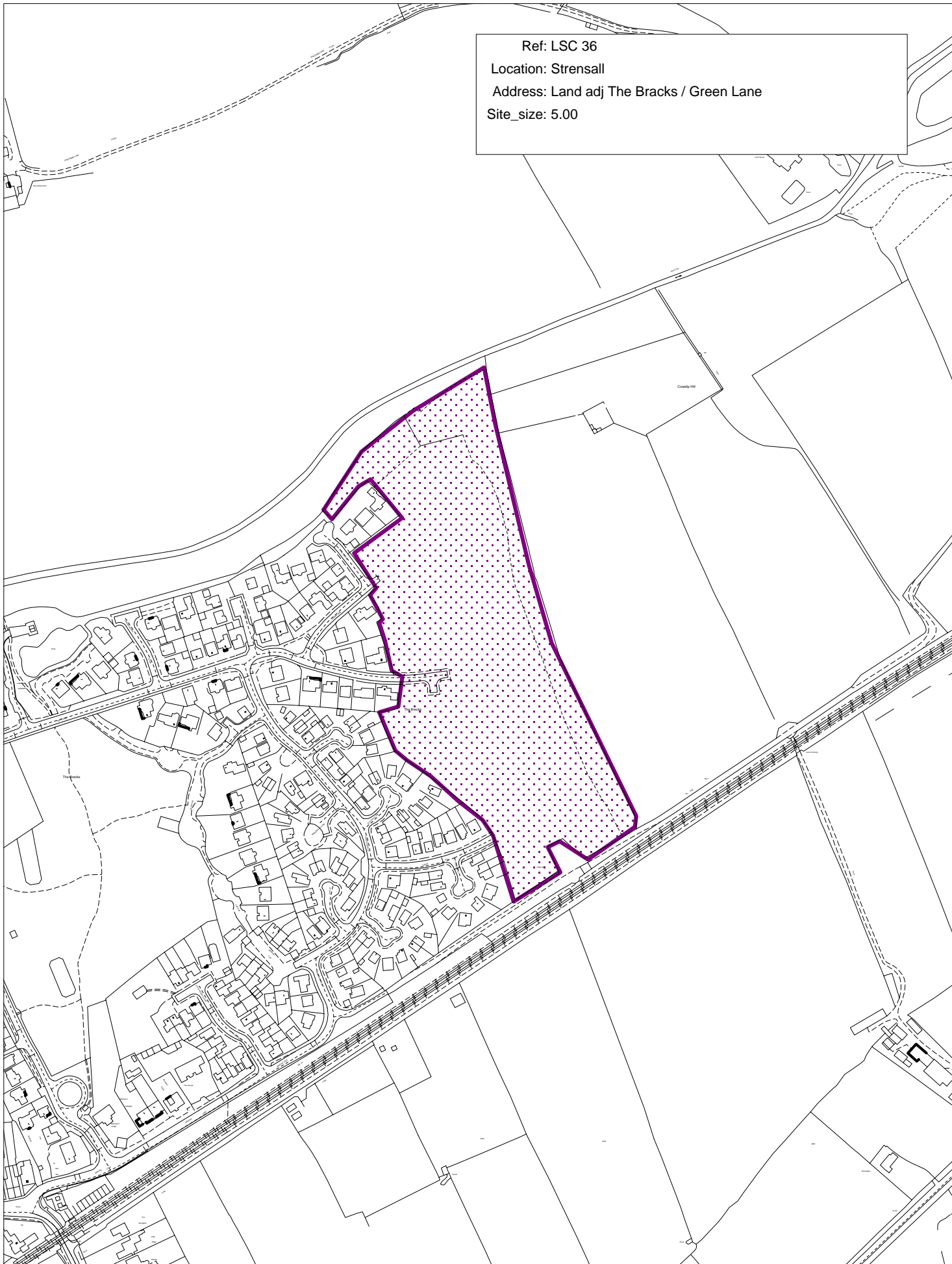
HEALTH CENTRE/GP	
PRIMARY SCHOOL	
POST OFFICE	
PHARMACY	
GROCERY STORE	
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	YES Route: No.5

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	FIELD/OPEN SPACE
CONSERVATION AREA	NO
TOPOGRAPHY + LANDFORM	FLAT
VEGETATION	GRASSED WITH MATURE TREES & SHRUBS
HYDROLOGICAL FEATURES	NOT ON SITE, RIVER FOSS TO NORTH
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	POTENTIAL ACCESS POINTS FROM HEATH RIDE
VIEWS + VISUAL CONNECTIVITY	VIEWS TO TREE BOUNDARY
LANDSCAPE QUALITY/ CONDITION	NOT MAINTAINED - MEDIUM
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	MAJORITY IS FORMER MILITARY LAND - RANKED AS HIGH
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	Robert Wilkinson Primary: Surplus Places; Huntington Secondary: negative- S106 contribution needed
NOISE VIRBATION ISSUES	NO
AIR QUALITY MANAGEMENT I	NO

Ref: LSC 36  
Location: Strensall  
Address: Land adj The Bracks / Green Lane  
Site\_size: 5.00



SITE REF	LSC 42
NAME OF SITE	BUILDERS YARD (TILING & SLATING CONTRACTORS)
LOCATION	LOCAL SERVICE CENTRE
ADDRESS	BISHOPTHORPE
SITE SIZE (ha)	0.33
LOCAL PLAN DESIGNATION	CONSERVATION AREA
PLANNING STATUS	NO

### Primary Constraints

IS IT AN OPENSOURCE	NO
NATURE CONSERVATION DESIGNATION	NO
ADVERSE AFFECT ON LISTED BUILDINGS	NO
ADVERSE AFFECT ON SCHEDULED MONUMENTS	NO

### Secondary Constraints

FLOOD RISK	ZONE 1
BROWNFIELD/GREENFIELD	BROWNFIELD

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	Within 400m
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	NO (No.11 every 30 mins)

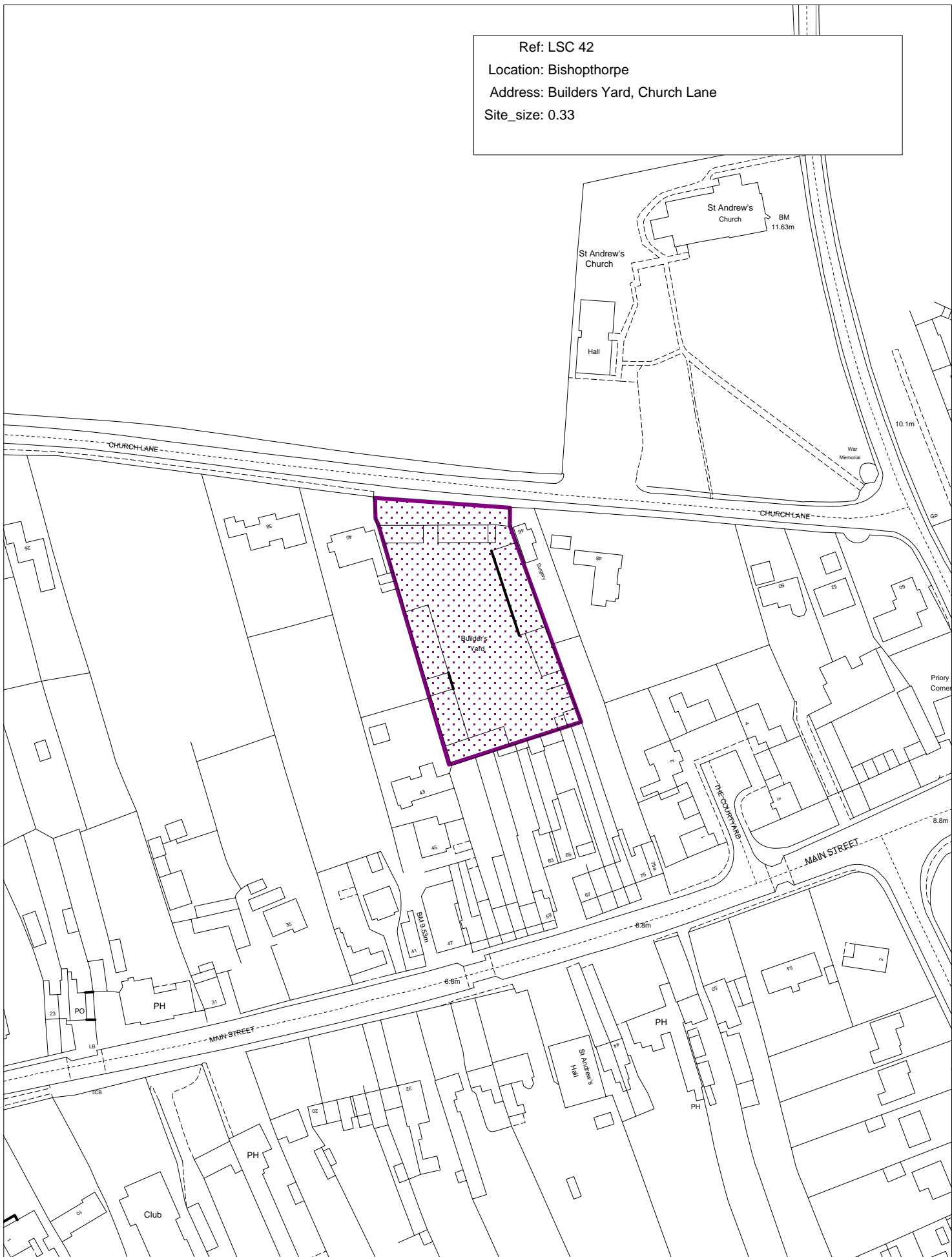
Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	SLATING/TILING MERCHANTS
CONSERVATION AREA	YES - 12 BISHOPTHORPE
TOPOGRAPHY + LANDFORM	FLAT (WITH BUILDINGS)
VEGETATION	NO
HYDROLOGICAL FEATURES	NO
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	GOOD ACCESS FROM CHURCH LANE, ADJ RESIDENTIAL
VIEWS + VISUAL CONNECTIVITY	ADJ RESIDENTIAL, TO FIELDS NORTH
LANDSCAPE QUALITY/ CONDITION	SOME RUNDOWN WORKSHOPS
EFFECT ON ARCHAEOLOGY	POTENTIAL ARCHAEOLOGICAL EVALUATION PRE DETERMINATION (HE10)
CONTAMINATION ISSUES	NO
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	
NOISE VIBRATION ISSUES	NO
AIR QUALITY MANAGEMENT I	NO



Ref: LSC 42  
Location: Bishopthorpe  
Address: Builders Yard, Church Lane  
Site\_size: 0.33



SITE REF	LSC 43
NAME OF SITE	Land Adj Stockton Grange
LOCATION	Stockton on the Forest
ADDRESS	
SITE SIZE (ha)	0.23
LOCAL PLAN DESIGNATION	
PLANNING STATUS	Application pending for 1 dwelling

### Primary Constraints

IS IT AN OPENSOURCE	No
NATURE CONSERVATION DESIGNATION	No
ADVERSE AFFECT ON LISTED BUILDINGS	No
ADVERSE AFFECT ON SCHEDULED MONUMENTS	No

### Secondary Constraints

FLOOD RISK	
BROWNFIELD/GREENFIELD	Brownfield

### Accessibility Criteria

HEALTH CENTRE/GP	Within 400m
PRIMARY SCHOOL	Within 400m
POST OFFICE	Within 400m
PHARMACY	
GROCERY STORE	Within 400m
ACCESS TO FREQUENT PUBLIC TRANSPORT (EVERY 10-15 MINS WITHIN 400 metres)	No

Does this include a Park Ride Facility /bus stop?

### Tertiary Constraints

LAND USE/ ROLE OF SITE/ FUNCTION	
CONSERVATION AREA	Yes: Stockton on the Forest
TOPOGRAPHY + LANDFORM	Flat
VEGETATION	Grass and mature vegetatiob
HYDROLOGICAL FEATURES	
DRAINAGE INFRASTRUCTURE	
ACCESS + PHYSICAL CONNECTIVITY TO EXISTING INFRASTRUCTURE	Potential shared access.
VIEWS + VISUAL CONNECTIVITY	To surrounding landscape and properties
LANDSCAPE QUALITY/ CONDITION	Good
EFFECT ON ARCHAEOLOGY	
CONTAMINATION ISSUES	
OWNERSHIP ISSUE	
HIGHWAY CAPACITY	
EDUCATION CAPACITY ISSUES	
NOISE VIRBATION ISSUES	
AIR QUALITY MANAGEMENT I	

Project\_ref: LSC 43

Name: Stockton-on-the-forest

Location: Land adjacent to Stockton Grange

